



Alexandria Drive, St. Annes

Lytham St. Annes, FY8 1JF

- **WELL PRESENTED 1 BEDROOM 2ND FLOOR APARTMENT**
- **MODERN DINING KITCHEN**
- **MODERN 4 PIECE BATHROOM**
- **GAS CENTRAL HEATING**

£395 pcm

EPC Rating '69'





Property Description

Spacious & well presented one bedroom second floor apartment, situated in a popular and convenient location.

Accommodation comprising hallway, lounge, dining kitchen, bedroom and bathroom. Externally with off road parking available.

The property benefits from gas central heating and double glazing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	78
England, Scotland & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		68	80
England, Scotland & Wales			
EU Directive 2002/91/EC			

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements