



RUTLAND COURT, ANSDELL, FY8 4ED

£575

- MODERNISED 2 BEDROOM FIRST FLOOR PURPOSE BUILT FLAT
- HIGHLY CONVENIENT LOCATION - WITHIN WALKING DISTANCE OF ANSDELL & FAIRHAVEN
- 2 DOUBLE BEDROOMS - LOUNGE - KITCHEN
- BATHROOM - GARAGE - EPC - C

 X 2  X 1  X 1  X 0  X 1  Shared garden



We take every care to ensure that details shown are correct, however, complete accuracy cannot be guaranteed and is expressly excluded from any contract. The information contained herein is for general guidance only. Unless otherwise stated, the condition of the heating system, electrical appliances and any fittings in the sale are not known and have not been tested by County and Commercial Properties Ltd. We therefore cannot offer any guarantees in respect of them.

7 Orchard Road, Lytham St. Annes, Lancashire FY8 1RY

T 01253 711511 F 01253 711515 E info@countystateagentsltd.com

www.countystateagentsltd.com

www.countystateagentsltd.com



Communal Entrance
UPVC door leading into;

Communal Hallway
Staircase leading to the first floor,
door into flat 9:

Kitchen 12'7 x 7'1 (3.84m x 2.16m)
UPVC double glazed window to
front, range of contemporary fitted
wall and base units with wood effect
laminate work surfaces, integrated
electrical oven, four ring gas hob
with overhead extractor, washing
machine, stainless steel sink and
drainer, integrated dishwasher,
space for fridge, tiled flooring,
radiator.

Lounge 16'3 x 13'6 (4.95m x 4.11m)
UPVC double glazed window to
front, radiator, television point,
coving.

Rear Hallway
Large storage cupboard, doors to
the following rooms:

Bathroom 6'11 x 6'8 (2.11m x 2.03m)
Three piece contemporary white
suite comprising of bath with
overhead shower and glass shower
screen, pedestal wash hand basin
with mirror above, WC, tiled
flooring, tiled walls.

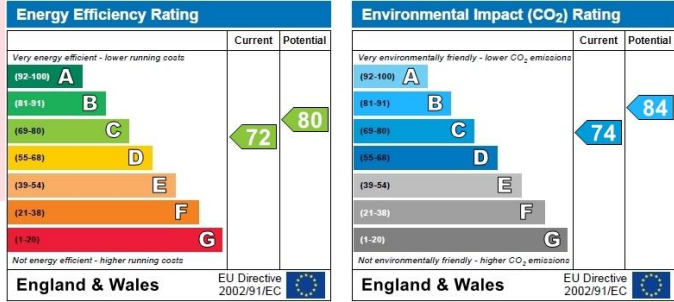


Bedroom One 12'10 x 10'10 (3.91m x 3.30m)
UPVC double glazed window to rear,
radiator, built in wardrobe.

Bedroom Two 11'11 x 10'11 (3.63m x 3.33m)
UPVC double glazed window to rear,
radiator, built in wardrobes,
telephone point.

Outside
Single brick built garage to the rear
with up and over door.

Other Details
Tax Band - B



Need an Independent Mortgage Quote?

The Mortgage Factory

Independent Mortgage Specialists

TEL: 01253 712 998

www.mortgagefactoryltd.com

