



ST. ANNES ROAD WEST, , FY8 1RF

£575

- REFURBISHED 2 BEDROOM FIRST FLOOR FLAT IN THE HEART OF ST ANNES
- VIEWS OVER THE TOWN CENTRE & SEA FRONT
- LARGE OPEN PLAN LOUNGE / KITCHEN - BATHROOM
- Energy Rating - E

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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.



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### Hallway

Intercom, radiator, doors to;

### Bathroom 7'6 x 4'9 (2.29m x 1.45m)

Three piece white suite comprising of bath with overhead shower and glass shower screen, pedestal wash hand basin, WC, tiled effect vinyl flooring, chrome towel heater, recessed LED Spotlights, extractor fan.

### Bedroom One 18'4 x 8'9 (5.59m x 2.67m)

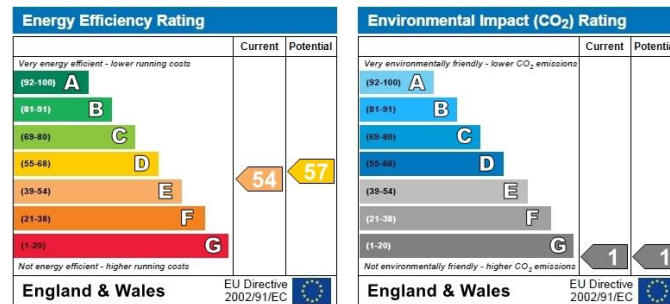
UPVC double glazed window to front, radiator.

### Bedroom Two 14'7 x 8'4 (4.45m x 2.54m)

UPVC double glazed window to rear, radiator.

### Lounge / Kitchen 22'9 x 13' (6.93m x 3.96m)

Large open plan lounge / kitchen with large walk in bay window to front overlooking the town centre and also providing views to the side over the sea front, double radiator, range of fitted base units laminate work surfaces, stainless steel sink and drainer, integrated electric oven, four ring electric hob, overhead extractor, washing machine.



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