



**St Georges Court
St Georges Road
Lytham St Annes
Lancashire
FY8**

Offers In Excess Of £165,000

bettermove

St Georges Road Lytham St Annes

Bettermove are proud to present this 2 bedroom flat in Lytham St Annes. Available with no forward chain.

This property benefits from double glazing, and gas central heating throughout.

The council tax band is C.

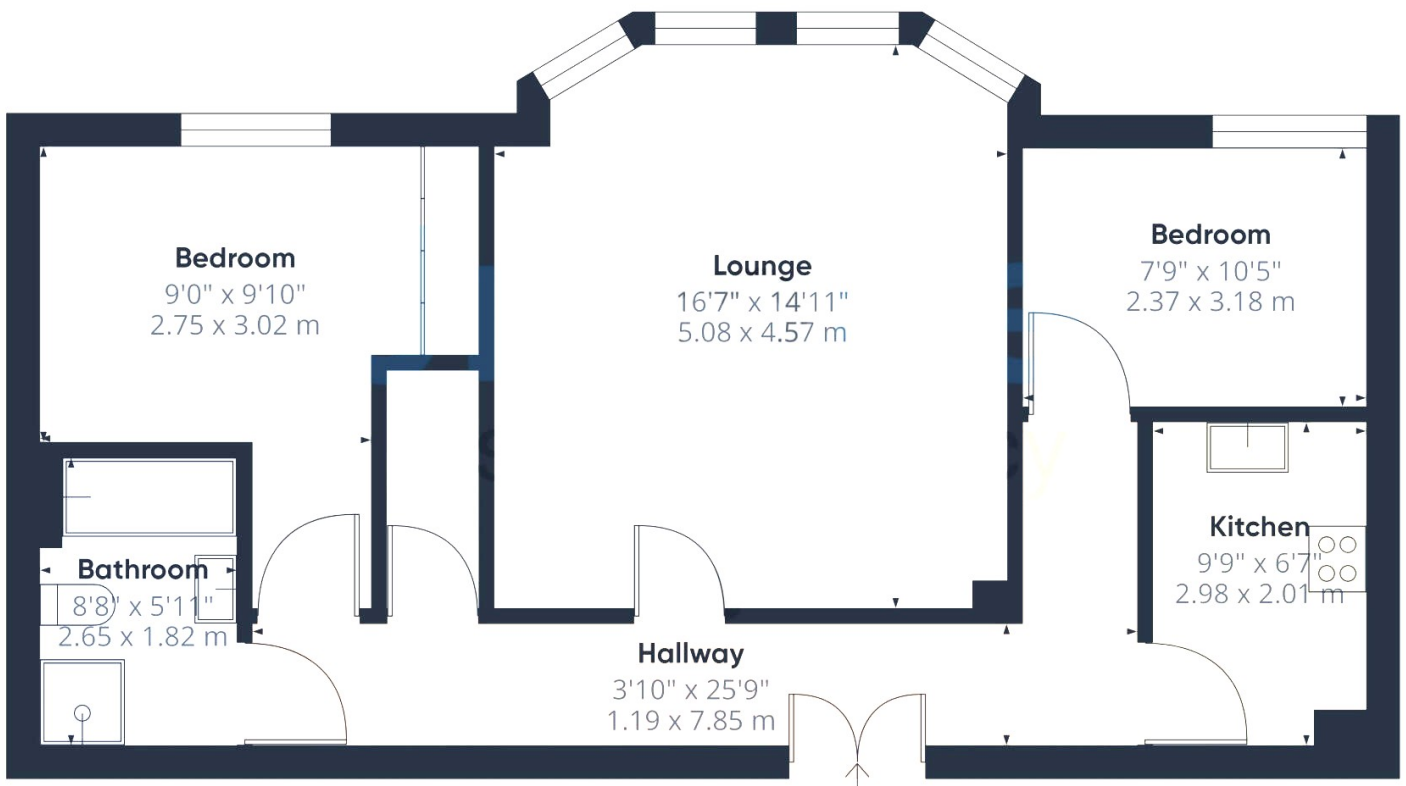
This is a leasehold property.

The interior of this beautifully presented property comprises a spacious living/ dining room and fitted kitchen, as well as the 2 bedrooms and the family bathroom.

Located in the popular town of Lytham St Annes, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs and a short walk to Lytham St Annes Beach. Excellent transport connections can be found from St Annes-on-the-Sea train station (0.2 miles), variety of bus routes and the M55.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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