



**12 Grosvenor Court, 197 St Annes Road East, St. Annes on Sea, Lancashire, FY8 3RR**  
**£625 pcm Leasehold**



Energy Efficiency Rating	
Current	Potential
Most energy efficient - lower running costs 92-100 <b>A</b> 81-91 <b>B</b> 69-80 <b>C</b> 55-68 <b>D</b> 39-54 <b>E</b> 21-38 <b>F</b> 1-20 <b>G</b> Not energy efficient - higher running costs	
69	75
<small>EU Directive 2002/91/EC</small>	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Most environmentally friendly - lower CO <sub>2</sub> emissions 92-100 <b>A</b> 81-91 <b>B</b> 69-80 <b>C</b> 55-68 <b>D</b> 39-54 <b>E</b> 21-38 <b>F</b> 1-20 <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
67	75
<small>EU Directive 2002/91/EC</small>	

**Description**

Set in a popular location and presented to a high standard close to transport links is this Second Floor Purpose Built Apartment. Reception, fitted kitchen, 2 bedrooms, family bathroom, gas central heating, double glazed windows, communal off street parking and gardens. Internal viewing is highly recommended. C.Tax: Band B EPC RATING C69.

**SECOND FLOOR**  
 APPROX. 53.8 SQ. METRES (578.7 SQ. FEET)



TOTAL AREA: APPROX. 53.8 SQ. METRES (578.7 SQ. FEET)