



**FLEXIAGENT**



## Hoole Lane Southport, PR9 8BD **£800 Per Month**

Flexi-Agent are delighted to present this beautifully presented and fully modernized Two bedroom Ground floor apartment to the open rental market. Situated in the semi-rural area of banks the property offers quiet, nearby amenities, peaceful surroundings and great transport links into Southport Town Centre and Preston via the A565.

The property briefly comprises of; spacious lounge with plenty of light, fitted kitchen, two spacious bedrooms, bathroom and beautiful Patio area to the rear.

Externally the property offers driveway parking.

Early inspection of this property is strongly recommended to fully appreciate the accommodation on offer.

Available Early June  
Unfurnished.

Deposit 923.07

- Off road parking
- Duplex Apartment
- Two Spacious Bedrooms
- Private Patio Area
- Living Area
- Fitted Kitchen
- Close to Travel Links
- Quiet Rural Area

### Viewing

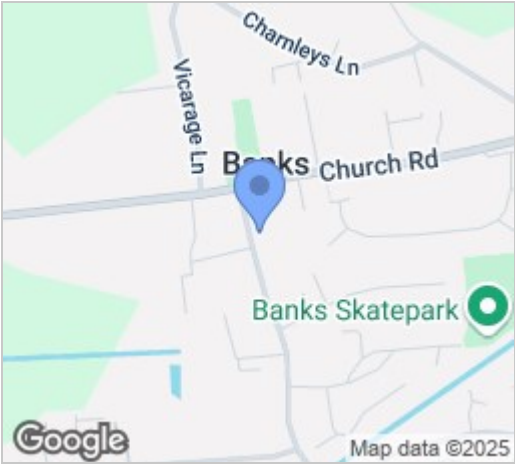
Please contact our Flexi-Agent Southport Lettings Office on 01704 889455 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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