

NEWLY REFURBISHED

Large rooms



C&F Lettings

Flat 1, 52 Park Road, Southport
Southport

£950 pcm



C&F Lettings



Flat 1

52 Park Road, Southport

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- 2 Bed Apartment
- Fully Refurbished
- Brand New Kitchen
- Brand New Bathroom
- Large Open Plan Kitchen
- Beautifully Presented Throughout
- Garden Access
- Off Road Parking





C&F Lettings



Kitchen/Living Room

21' 2" x 15' 9" (6.45m x 4.81m)

Step into the heart of the home with this large, open-plan kitchen/living room. The space boasts a brand new kitchen complete with integrated appliances and sleek finishes, perfect for modern living. Large windows flood the room with natural light, highlighting the high ceilings and creating an airy, expansive feel. The generous room size offers ample space for both cooking, dining, and lounging, making it ideal for entertaining or relaxing in comfort and style.





Bedroom 1

15' 1" x 12' 0" (4.61m x 3.67m)

Experience the tranquility of the master bedroom, a really big space designed for comfort and relaxation. This room features large windows that offer picturesque views of the garden and surrounding trees, bringing nature right to your bedside. The spacious layout can comfortably accommodate a king-size bed and a large wardrobe, providing ample room for all your furnishings while maintaining a serene, uncluttered atmosphere.

Bedroom 2

9' 9" x 6' 10" (2.97m x 2.09m)

This double bedroom is filled with natural light, creating a bright and welcoming atmosphere. There's plenty of space to comfortably accommodate a double bed. Alternatively, this versatile room can easily function as a large office with the added flexibility for occasional sleeping. Whether used as a bedroom or a home office, this space offers the perfect balance of comfort and practicality.

Bathroom

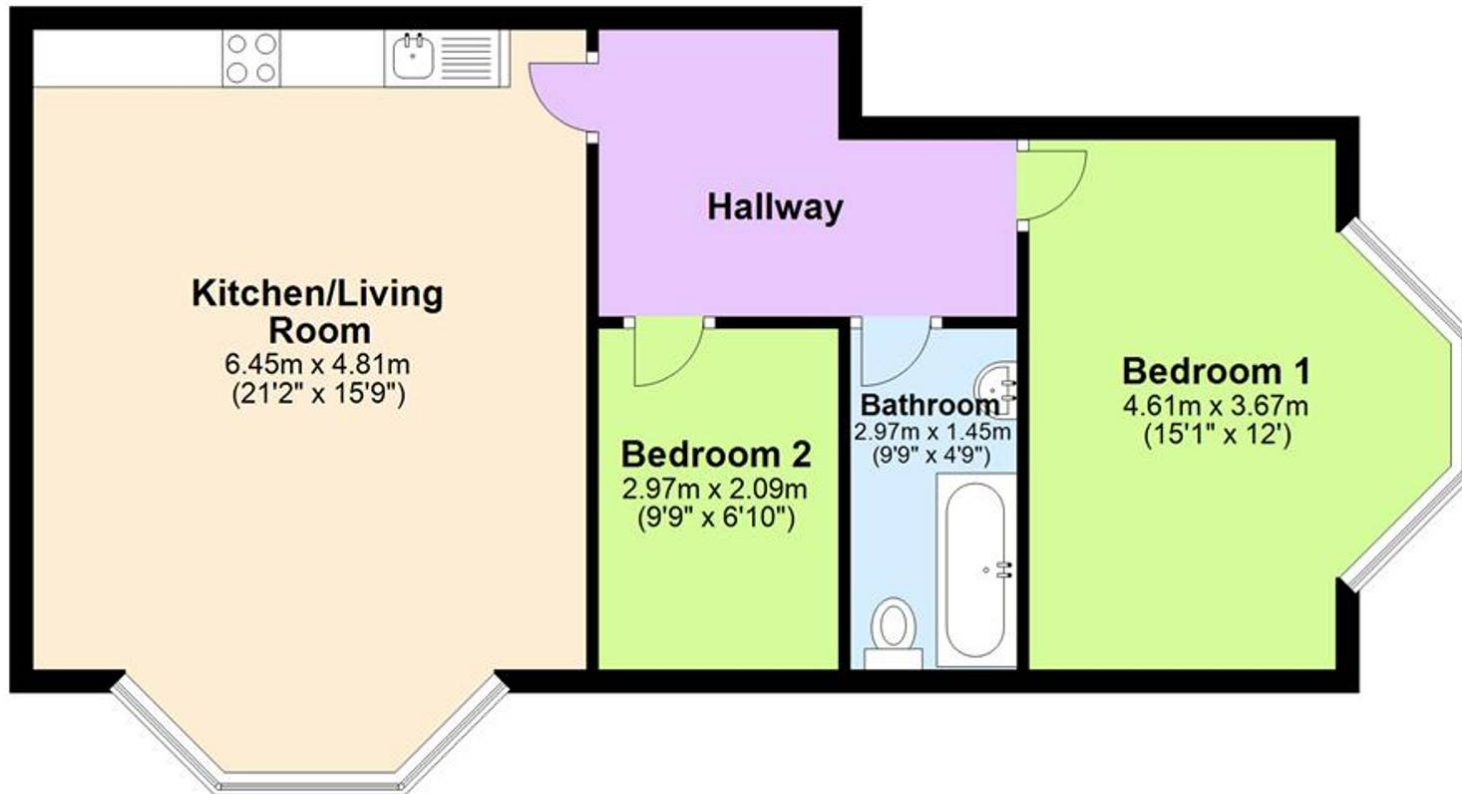
9' 9" x 4' 9" (2.97m x 1.45m)

Enjoy the luxury of a newly renovated bathroom, designed with attention to detail and comfort in mind. This space features a high-quality bathroom suite, combining modern elegance with premium fixtures and finishes. Whether you're starting your day or winding down, this stylish and contemporary bathroom offers the perfect environment for relaxation and rejuvenation.



Ground Floor

Approx. 60.0 sq. metres (646.3 sq. feet)



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	68
(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 (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	65
(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





C&F Lettings



C&F Lettings

Southport

07883998068

hello@cflettings.co.uk