

## Wellington Street, Southport - **Monthly Rental Of** **£705.00**



### KEY FEATURES:

- Two Bedroomed Apartment • Arranged Over 2 Floors • Private Entrance • Modern Kitchen and Bathroom • Extensive Storage • Shower and Wash Hand Basin to Master Bedroom • Available February 2025 • EPC: C

#### Sales

T: 01704 550048

E: sales@ajestateagents.co.uk



#### Rentals

T: 01704 543434

E: rentals@ajestateagents.co.uk



#### Property Management

T: 01704 545800

E: pm@ajestateagents.co.uk



**The Property  
Ombudsman**

## Property Description

Anthony James are pleased to present to the rental market a spacious two bedroom DUPLEX apartment with a private entrance ideally situated within Southport Town Centre just a stones throw from a wealth of amenities including independent shops, chain supermarkets, restaurants and cafes. The property is within walking distance of Marine Lakes & Southport Seafront. The property offers a characterful feel throughout with a modern touch and neutral colour scheme. Viewings are highly recommended to truly appreciate this lovely apartment.



## Rooms

### Porch

### Entrance Hall

Carpeted entrance hall with stairs to first floor.

### Living Room 15' 9" x 9' 10" (4.79m x 3m)

Spacious living room with bay window and window to front, radiator to rear and feature fireplace to side.

### Bedroom 2 10' 0" x 12' 0" (3.06m x 3.65m)

Double bedroom with fitted carpet, window to rear, radiator and wash hand basin.

### Store room 6' 11" x 4' 8" (2.12m x 1.43m)

Window to side.

### Bathroom 8' 4" x 6' 11" (2.55m x 2.12m)

Modern fitted bathroom with tiled walls, window to side, heated towel rail, three piece suite comprising bath with shower fitting, WC and wash hand basin.

### Kitchen 10' 0" x 5' 8" (3.04m x 1.72m)

Modern kitchen with window to side, radiator to side, door to fire escape, matching range of base and eye level units with integrated mixer sink, oven, four ring electric hob, extractor hood, breakfast bar and space for under counter appliances.

### Bedroom 1 15' 9" x 12' 11" (4.79m x 3.94m)

Double bedroom with windows to side and velux windows to ceiling, fitted carpet, radiator to rear, wash hand basin and fitted shower.

### Storage 19' 4" x 4' 8" (5.90m x 1.43m)

Additional storage room with fitted carpet, lighting and velux windows to ceiling.



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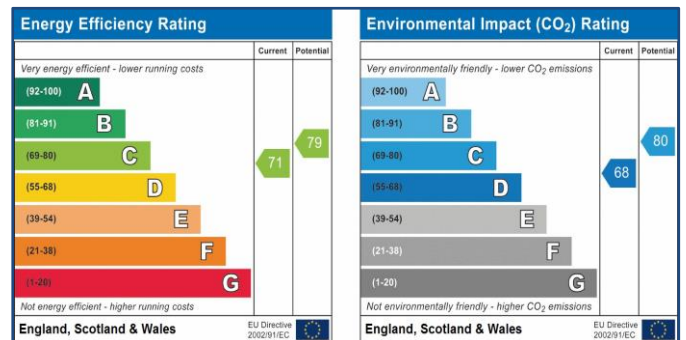




## Additional Information

EPC: C

Council Tax Band: A



Disclaimer: Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order

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