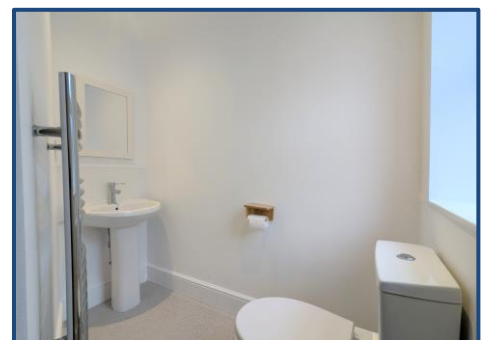


## Eastbank Street, Southport **Monthly Rental Of £750.00**



### KEY FEATURES:

- Two Bedroom Apartment • Second Floor • Modern Throughout • Newly Carpeted & Decorated • Town Centre Location • Shower Room
- Gas Centrally Heated • UPVC Double Glazed •

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#### Rentals

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#### Property Management

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**The Property  
Ombudsman**

## Property Description

Anthony James is delighted to offer this beautifully refurbished second-floor apartment, ideally located in the heart of Southport Town Centre.

This stylish two-bedroom apartment features a fresh, neutral décor, complemented by a sleek high-gloss kitchen and a contemporary white shower suite with a spacious, easy-access shower cubicle. Perfectly positioned, the property is just a short stroll from a wide range of local amenities, including major supermarkets, shops, cafés, and restaurants. Excellent transport links by road and rail provide easy access to Liverpool, Preston, Manchester, and surrounding areas.

Additional features include: Gas central heating UPVC double glazing throughout

Please note: there is no lift in the building, and the apartment is located on the second floor. The property is professionally managed directly by the landlord.

EPC Rating: C

Council Tax Band: A

Early viewings are highly recommended to fully appreciate this attractive home.



## Rooms

### Entrance Hallway

A welcoming internal hallway running the length of most of the property. This space is across two levels with multiple steps between the bathroom and living area. The room is decorated neutrally with fitted carpets

### Lounge Area

A vast double height open plan lounge area incorporating the kitchen with views looking onto Eastbank Street. The space is decorated neutrally with fitted carpets

### Kitchen

A well presented high gloss fitted kitchen comprising of base level cabinets with laminate wood effect counter tops & stainless steel sink. Cooking facilities include low level electric fan assisted oven & four ring gas hob. Space is provided for a freestanding fridge freezer. A handy breakfast bar provides a lovely social aspect for dining.

### Utility Space

A handy utility space featuring space for a freestanding washing machine. Please note, this space has reduced headroom.

### Shower Room

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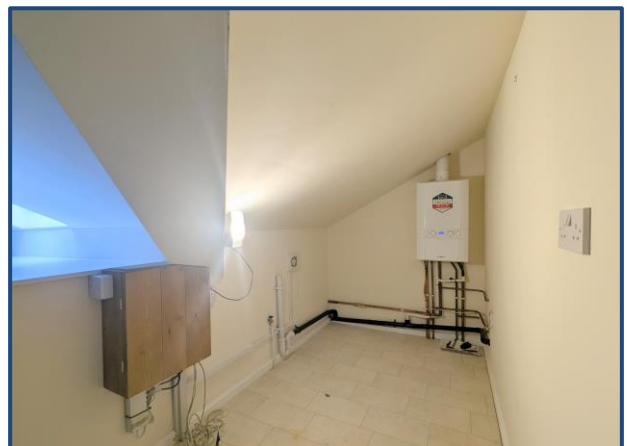
A well presented shower room comprising of a three piece suite including flush button toilet, pedestal sink & large easy access shower. The space is decorated neutrally with tiles to wet areas and vinyl flooring. Additional benefits include centrally heated towel rail & extractor fan.

#### Master Bedroom

A rear facing master bedroom comprising of neutrally decoration with fitted carpets.

#### Bedroom Two

A secondary bedroom ideally suited for a single bed or office. The space is decorated neutrally with fitted carpets



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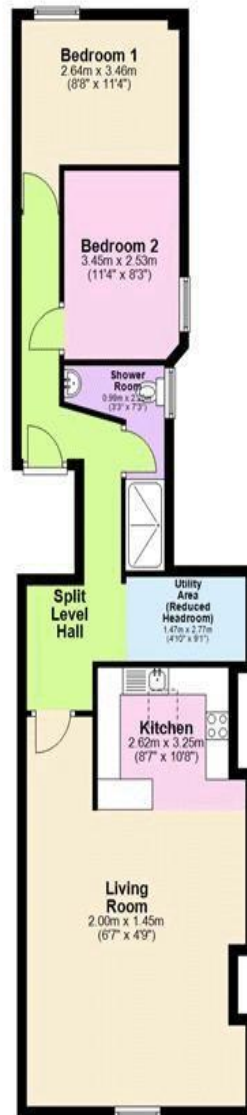
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## Second Floor



\*Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

Plan produced using PlanUp.

## Additional Information

EPC: C

Council Tax Band: A

Tenure:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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. **For detailed information on tenant fees, please visit our website at [www.ajestateagents.co.uk](http://www.ajestateagents.co.uk) and navigate to Services > Lettings > Tenant Fees.**

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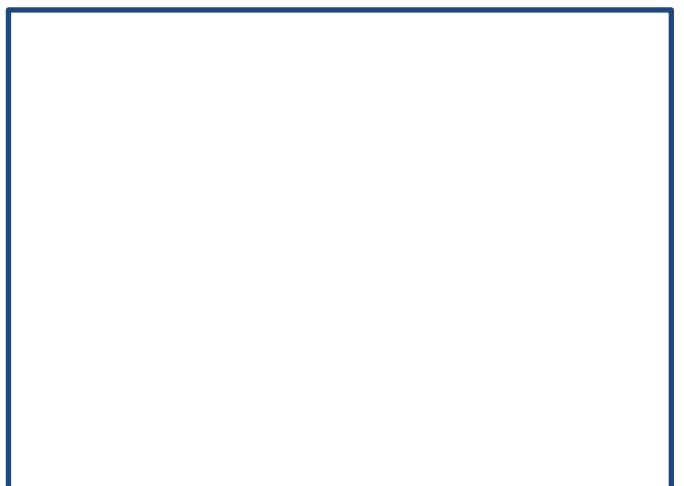
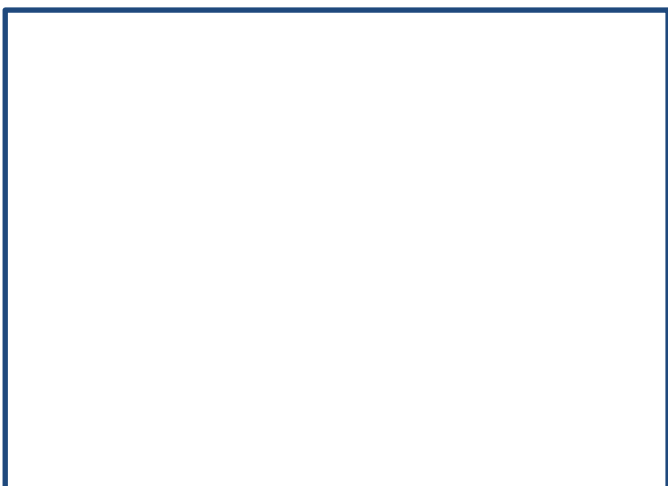
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