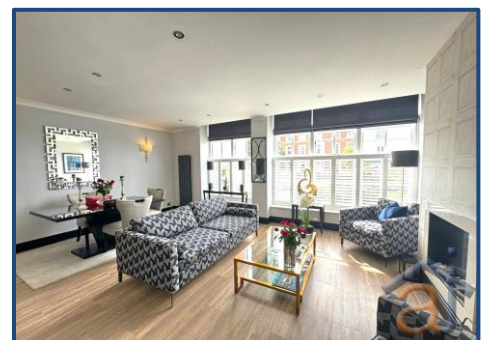
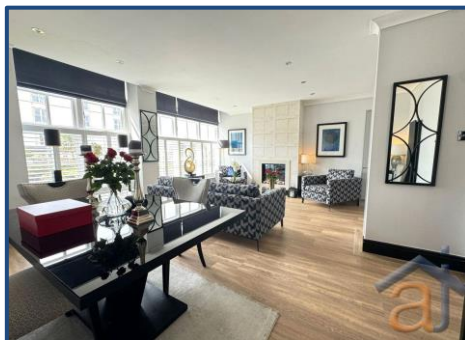


## Marine Gate Mansions, Promenade, Southport

**£325,000**



### KEY FEATURES:

- Luxurious Bespoke Property • Coach House • Marine Gate Mansions Development • Fully Furnished • Integrated High Specification Kitchen • Ensuite Shower Room • EPC Rating C • Council Tax Band E •

#### 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

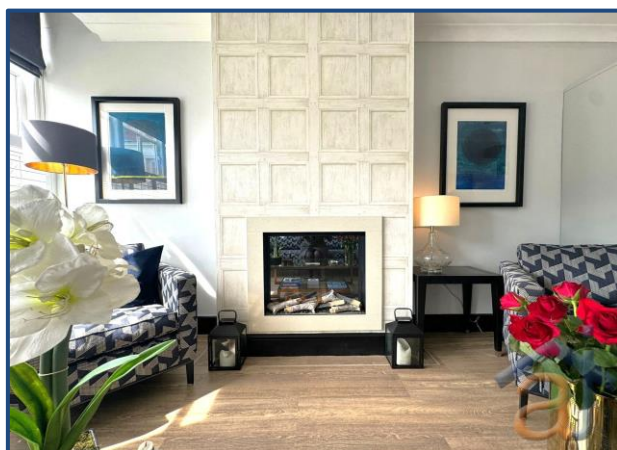
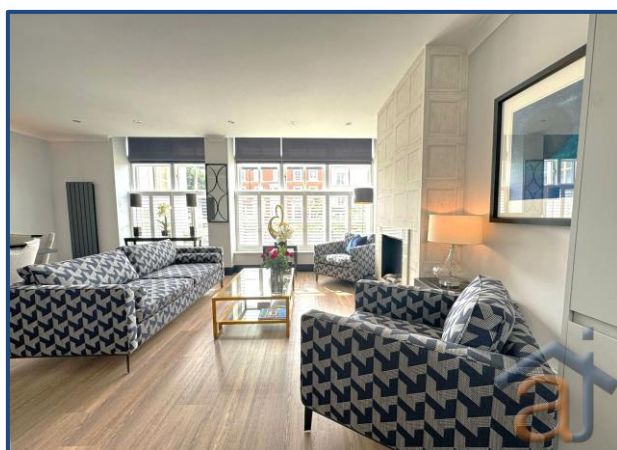
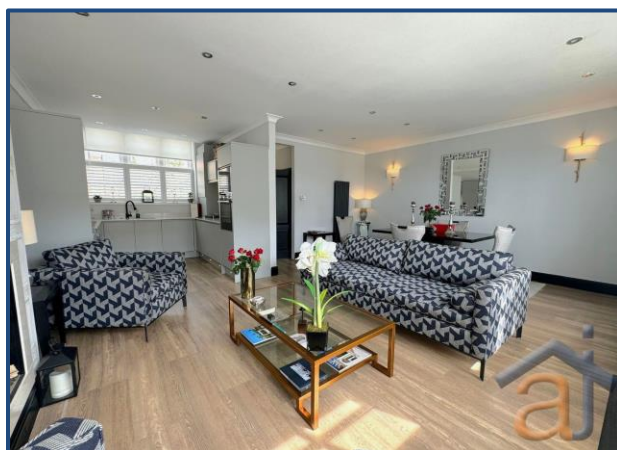
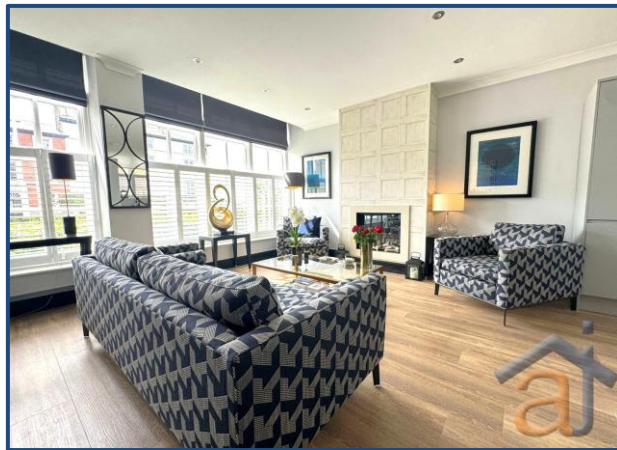


**The Property  
Ombudsman**



## Property Description

Stunning coach house property situated within the idyllic Court development of Marine Gate Mansions. This beautiful fully furnished home sits within perfectly manicured gardens whilst being located close to Southport Marine Lakes, Sea Front & Town Centre providing a wealth of amenities and transportation links to the surrounding areas. The well presented characterful appearance invites the viewer into the entrance hallway containing understairs cloakroom and toilet with stairs leading to the first floor. An opening leads you through to the bright and airy southern facing lounge and dining space along with modern fitted kitchen containing a range of integrated appliances. To the first floor comprises of a well proportioned hallway, luxurious three piece bathroom suite containing freestanding bespoke bath, a master suite bedroom with ensuite shower room facilities and secondary courtyard facing double bedroom. Due to its secluded location. This fabulous coach house is found via archway into a lawned stunning communal courtyard area perfectly placed away from traffic and pedestrians. To the front elevation contains colourful shrubs and stone paved patio area. Additional benefits include underground parking containing space for one vehicle allocated to the property, gas central heating & double glazing throughout.



### Sales

T: 01704 550048

E: sales@ajestateagents.co.uk



### Rentals

T: 01704 543434

E: rentals@ajestateagents.co.uk



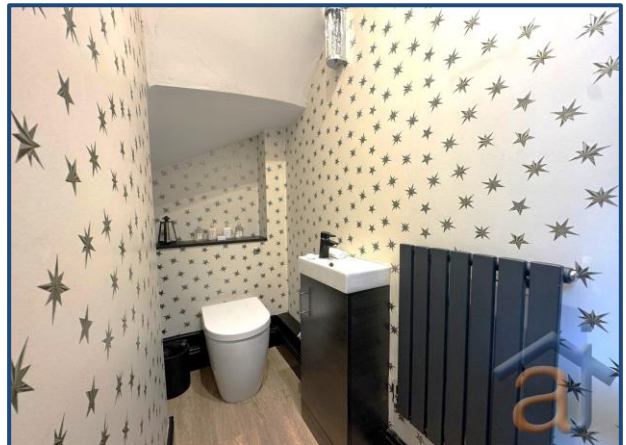
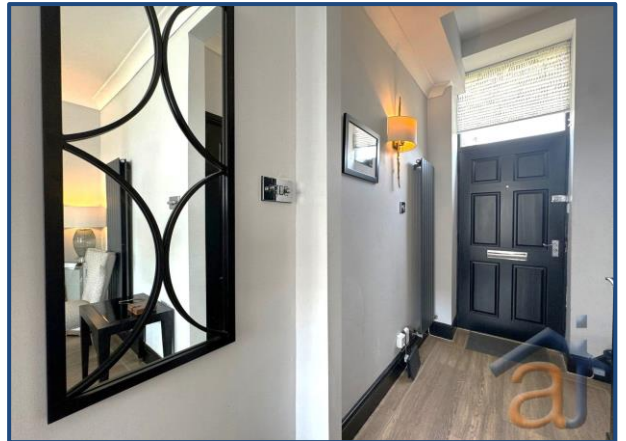
### Property Management

T: 01704 545800

E: pm@ajestateagents.co.uk



The Property Ombudsman



## 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**

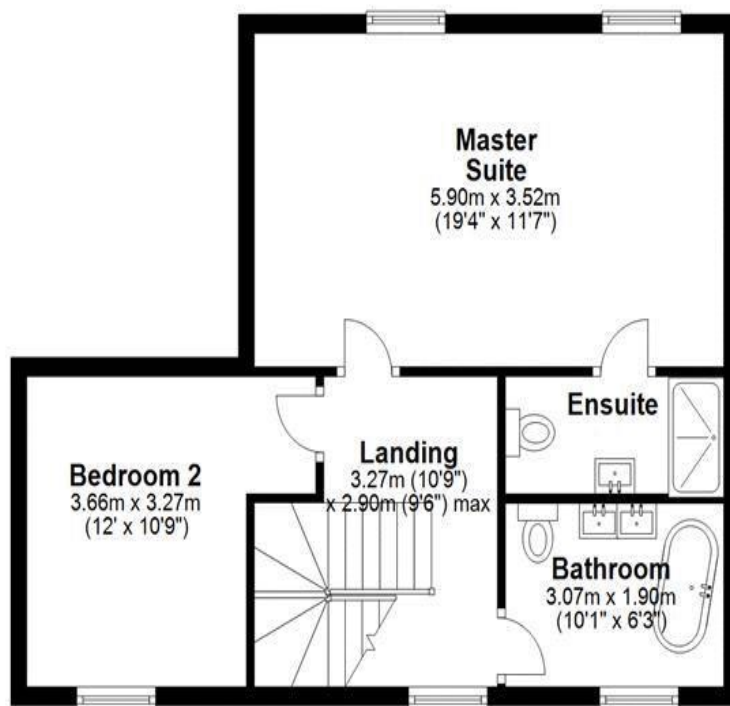
### Ground Floor

Approx. 40.8 sq. metres (439.5 sq. feet)



### First Floor

Approx. 50.1 sq. metres (539.7 sq. feet)



Total area: approx. 91.0 sq. metres (979.1 sq. feet)

This floorplan is for illustrative purposes only and all measurements are approximated.  
Plan produced using PlanUp.

### Additional Information

EPC: C

Council Tax Band: E

Tenure: Leasehold

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.**

#### Sales

T: 01704 550048

E: [sales@ajestateagents.co.uk](mailto:sales@ajestateagents.co.uk)



#### Rentals

T: 01704 543434

E: [rentals@ajestateagents.co.uk](mailto:rentals@ajestateagents.co.uk)



#### Property Management

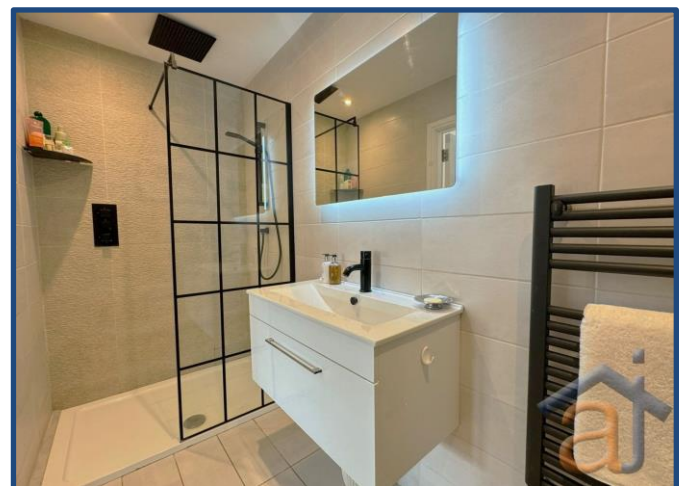
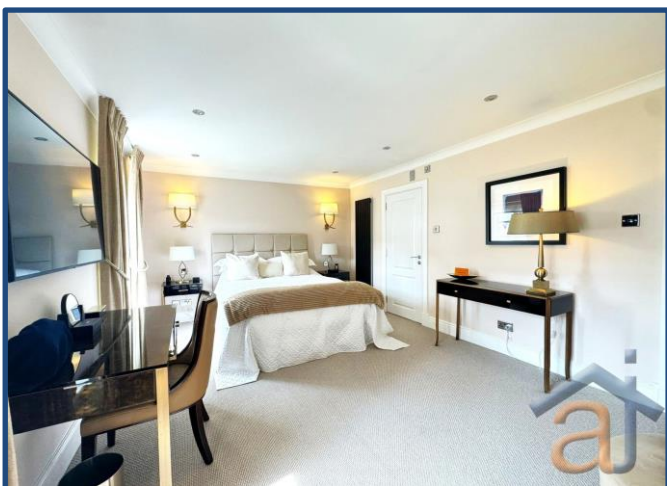
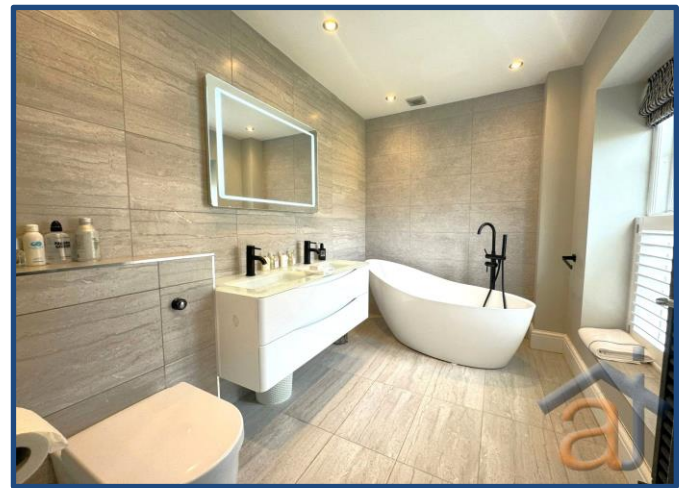
T: 01704 545800

E: [pm@ajestateagents.co.uk](mailto:pm@ajestateagents.co.uk)



**The Property  
Ombudsman**





## 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

## Sales

T: 01704 550048

E: [sales@ajestateagents.co.uk](mailto:sales@ajestateagents.co.uk)



## Rentals

T: 01704 543434

E: [rentals@ajestateagents.co.uk](mailto:rentals@ajestateagents.co.uk)



## Property Management

T: 01704 545800

E: [pm@ajestateagents.co.uk](mailto:pm@ajestateagents.co.uk)



**The Property  
Ombudsman**