

## Park Road, Southport- Monthly Rental Of £775



### KEY FEATURES:

- Second floor retirement apartment • Kitchen • Bedroom • Strictly Over 60's only • House Manager On Site • Council Tax band: A • 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 Lettings Market this Second Floor retirement property situated close to Hesketh Park and within walking distance of Churchtown. The property briefly comprises of: lounge, kitchen, double bedroom, bathroom and hall with additional storage facilities. The property further benefits from electric heating, double glazing and a House Manager who can be contacted from various points within each property in the case of an emergency. Communal Lounge and Laundry. Homesands House is a secure retirement property which is suited to persons aged 60 and above. EPC: C

## Rooms

**Hallway** 8' 7" x 3' 1" (2.62m x 0.94m)  
Electric storage heater, fitted carpet.

**Lounge** 15' 7" x 10' 7" (4.74m x 3.22m)  
UPVC double glazed window to front, electric night storage heater, fitted carpet, open plan to kitchen.

**Kitchen** 7' 0" x 4' 6" (2.13m x 1.37m)  
Fitted with a matching range of wall and base units with worktop space over, stainless steel sink unit with single drainer.....

**Bedroom** 11' 5" x 8' 7" (3.49m x 2.61m)  
UPVC double glazed window to front, built-in wardrobe(s), electric storage heater, fitted carpet.

**Shower Room** 8' 7" x 5' 1" (2.62m x 1.56m)  
Fitted with three piece suite comprising double shower enclosure with fitted shower over and matching shower base, vanity wash hand basin with storage under and full height ceramic tiling to all walls, close coupled WC



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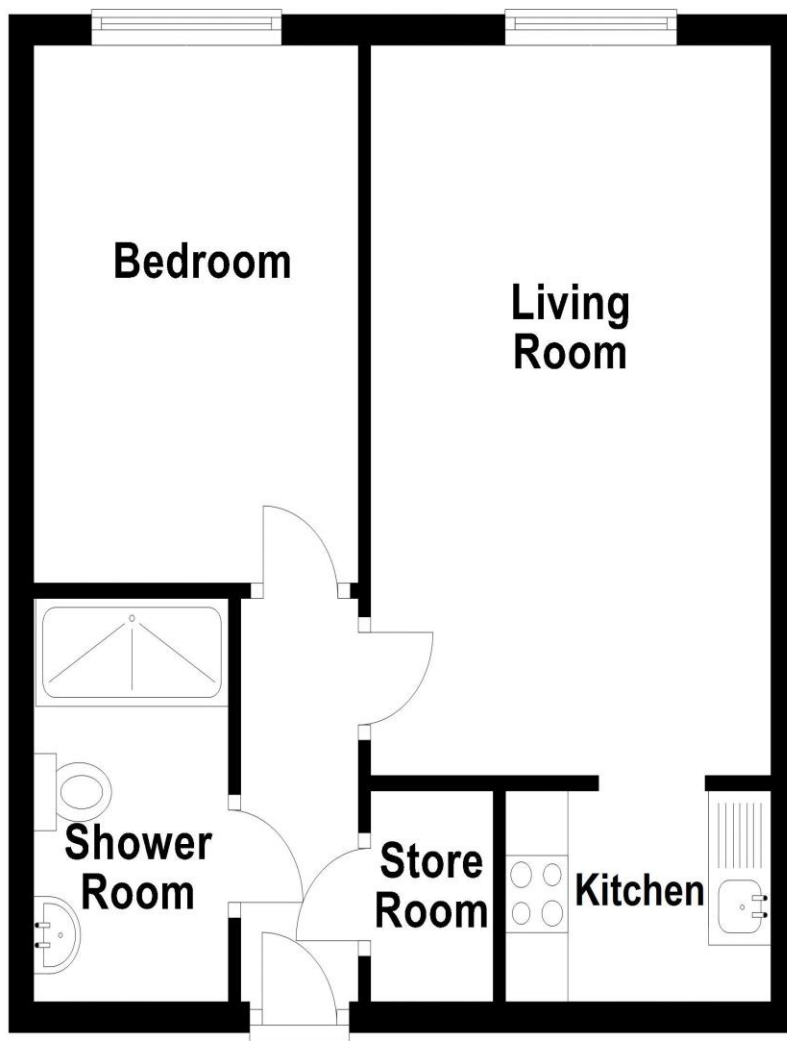
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## Second Floor

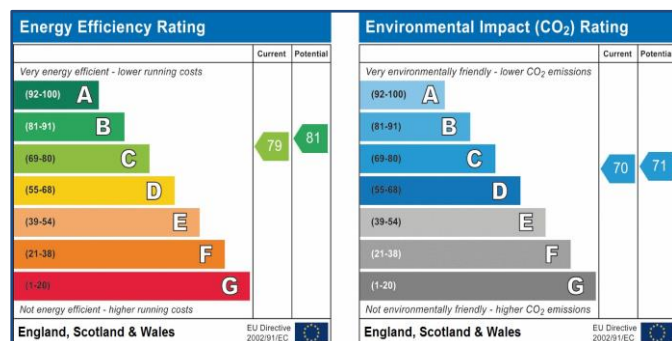


### Additional Information

EPC: C

Council Tax Band: A

Tenure:



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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