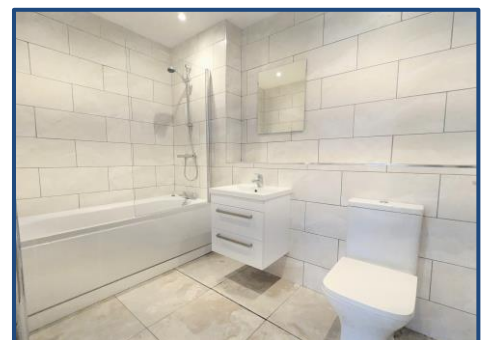
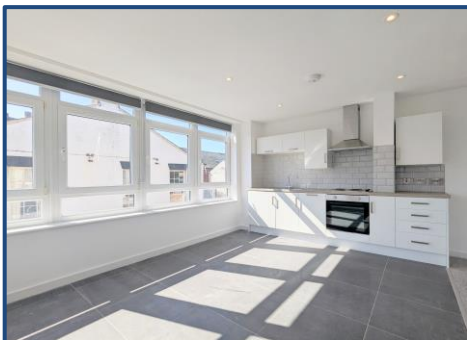


Queen Anne House, Queen Anne Street, Southport, Merseyside. PR8 **£725.00PCM**



KEY FEATURES:

- One Bedroom Apartment • First Floor • Secure Intercom System • Modern Kitchen & Bathroom • Integrated Appliances • Open Plan Aspect • Town Centre Location • Electric Heating Throughout •

Sales

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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 is delighted to offer for rent this beautifully presented one-bedroom first floor apartment, ideally located in the heart of Southport Town Centre with views over Eastbank Street. Finished to a high standard, the property features neutral décor and contemporary fixtures and fittings throughout, creating a stylish and comfortable living space.

The bright and spacious accommodation briefly comprises: a welcoming entrance hallway, an open-plan lounge/diner with a modern fitted kitchen, a sleek three-piece bathroom suite, and a generously sized double bedroom.

Additional benefits include gas central heating and UPVC double glazing.

Please note: This property is managed by Anthony James and is available immediately.

Council Tax Band: A

EPC Rating: E

Currently, fitted broadband is not available in the building. Residents are advised to explore alternative connectivity options.



Rooms

Entrance Hall

A welcoming entrance hall featuring neutral décor and fitted carpets, providing access to all areas of the apartment.

Living Space

A beautifully bright and airy lounge/dining area, ideal for both relaxing and entertaining. Neutrally decorated, the space features fitted carpets in the lounge and practical tiling in the dining area. The intercom system is conveniently located within this room. The space also contains...

Kitchen

A stylish, modern kitchen fitted with high-gloss base and wall units, complemented by durable laminate countertops and a stainless steel sink. Cooking facilities include a four-ring electric ceramic hob and a fan-assisted low-level oven. Integrated appliances consist of a washing machine and dishwasher for added convenience. The space is finished with classic metro tile splashbacks and large grey floor tiles, creating a sleek and contemporary look.

Bathroom

A well-appointed internal bathroom featuring a contemporary three-piece suite, including a vanity unit with integrated sink, a flush-button WC, and a full-sized bath with a glazed shower screen and thermostatic shower. Stylishly finished with tiled walls and flooring, the space also benefits from an electric heated towel rail and an extractor fan for added comfort and ventilation.



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Bedroom

A generously sized double bedroom, neutrally decorated and fitted with soft carpeting, offering views towards Queen Anne Street.



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First 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: E

Council Tax Band: A

Tenure:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	47 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 and navigate to Services > Lettings > Tenant Fees.**

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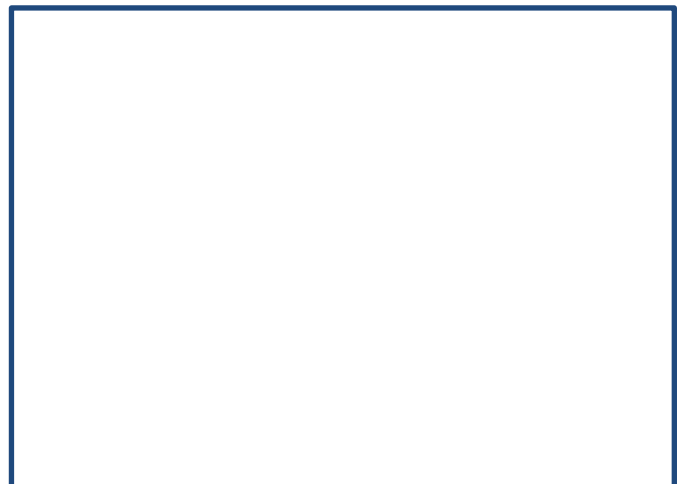
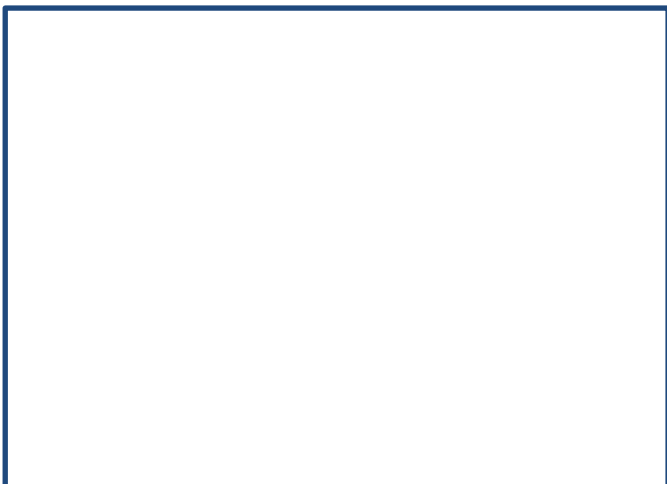
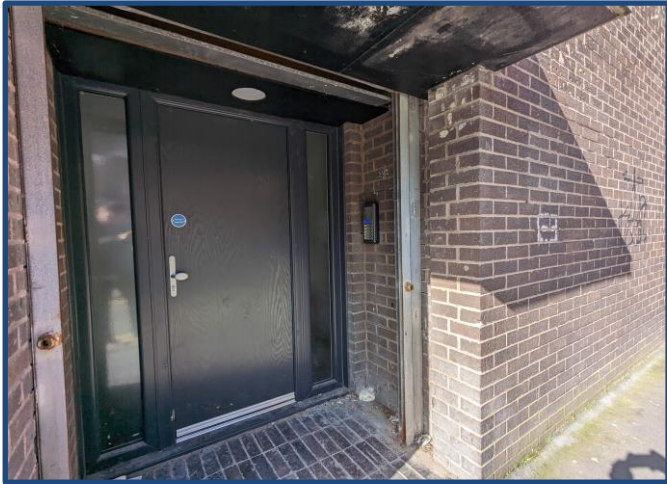
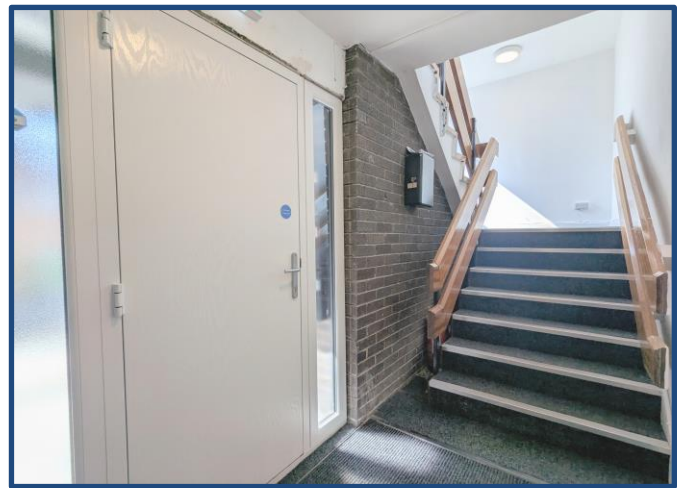
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