

To Let - Regency Court, Park Road West, Southport - ONE BEDROOM RETIREMENT APT - **£875.00PCM**



KEY FEATURES:

- Second Floor Later Living Apartment • Lounge/Dining Room • Spacious Bedroom • Lifts to all floors • Upvc Double Glazing & Economy 7 Heating • Residents Lounge & Communal Laundry Room • Hesketh Park Location • EPC Rating : TBC •

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 is delighted to offer for rent this beautifully presented one-bedroom retirement apartment, ideally positioned on the second floor of the sought-after Regency Court development.

Situated directly opposite the picturesque Hesketh Park and just a short walk from Southport Town Centre, the apartment enjoys close proximity to a wide range of amenities, including charming cafés, restaurants, bars, and shops. Its prime corner location on Albert Road also provides excellent transport links.

The accommodation briefly comprises a welcoming internal entrance hall with airing cupboard, a spacious lounge/dining area with access to a sheltered balcony, a modern kitchen with some integrated appliances, a generously sized bedroom with built-in wardrobes, and a stylish shower room. Additional features include access to a communal lounge and laundry room.

EPC Rating: To be confirmed Council Tax Band: B

Rooms

Entrance Hall

Night storage heater. Large cupboard housing the electric boiler

Lounge

Two electric storage heaters. Modern feature wall mounted electric fireplace. Patio doors opening onto the balcony

Kitchen

Well presented modern neutral style range of units incorporating work surfaces, cupboards and drawers. Double drainer sink with mixer tap. Integrated electric oven & hob with fridge freezer.

Shower Room

Fitted with a modern white three piece suite. WC, glazed shower cubicle with thermostatic shower, wash hand basin set in a vanity unit with down lighting and mirror. electric shaver point. Fully tiled walls, electric heated towel rail, recessed lighting, extractor fan an

Bedroom

Neutral decoration with a range of integrated wardrobes for added storage.



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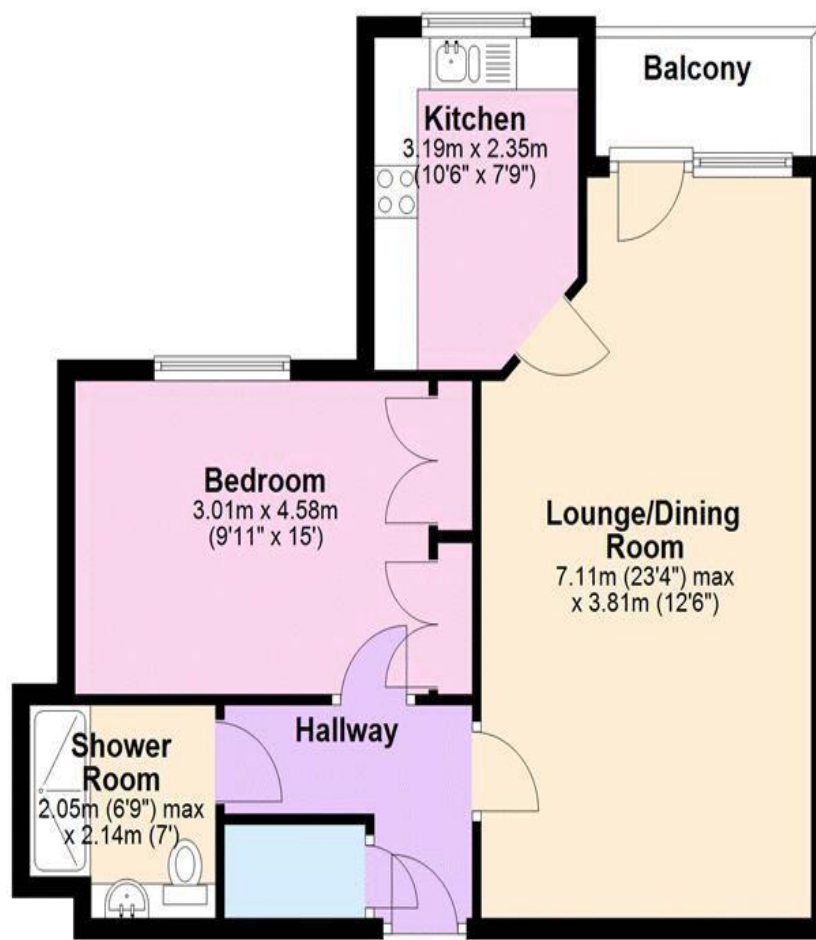
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Second Floor



"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: TBC

Council Tax Band: B

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. **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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