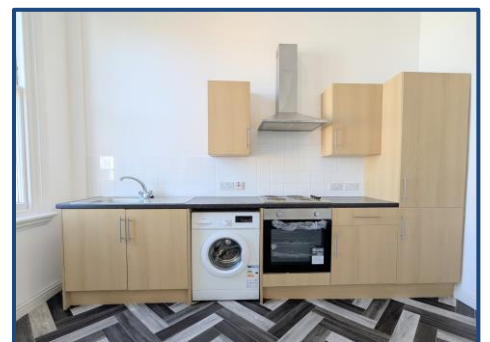


Second Floor Apartment, Lord Street, Southport, Merseyside. PR8 **Monthly Rental Of £700.00**



KEY FEATURES:

- Second Floor Apartment • Two Bedrooms • Spacious Lounge/Diner • Central Lord Street Location • Electric Heating System • Close to transport links • Council Tax : A • EPC Rating : 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

Anthony James are pleased to bring to the rental market a deceptively spacious second floor two bedroom apartment. This property is located within Southport Town Centre and within walking distance of the seafront and all local amenities. The spacious accommodation is fitted with electric heating throughout. Viewings are highly recommended to truly appreciate this one of a kind property. The property briefly comprises of hallway, lounge/diner, fitted kitchen with oven, hob and space for a washing machine, two well proportioned bedrooms & shower room with large shower cubicle. Additional benefits include intercom system with electric heating throughout. This property is available immediately & managed via the Agent with minimum 12 month tenancies. EPC Rating : E Council Tax Band : A Please note, this property is single glazed with high ceilings.

Rooms

Hallway

Lounge/Diner

A rear facing living space featuring an open layout boasting a fabulous social space. Multiple windows offer views overlooking the rear of the complex, while neutral décor and fitted carpets add a touch of comfort and versatility to the space.

Kitchen Area

Set within the living area is a modern kitchen, featuring fitted base and wall-mounted units with a pine-effect laminate finish, complemented by dark countertops and a stainless steel sink. Cooking amenities include a four-ring electric hob and a fan-assisted oven. The space is neutrally decorated and finished with practical vinyl flooring.

Shower Room

A clean and neutral three-piece shower room suite featuring a WC, pedestal wash basin, and a large glazed shower cubicle and thermostatic shower. The space is decorated with practical vinyl flooring. Additional features include an electric heated towel rail and an extractor fan for added comfort and convenience.

Bedroom One

A spacious master bedroom featuring neutral décor and fitted carpeting, with side-facing views.

Bedroom Two

An additional double bedroom with neutral décor and fitted carpeting, offering inward-facing views of the complex



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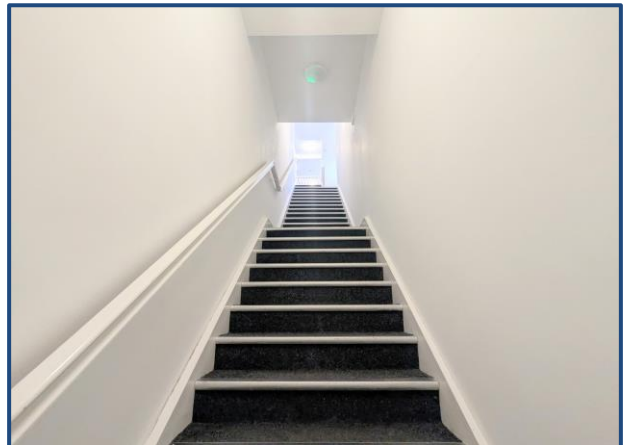
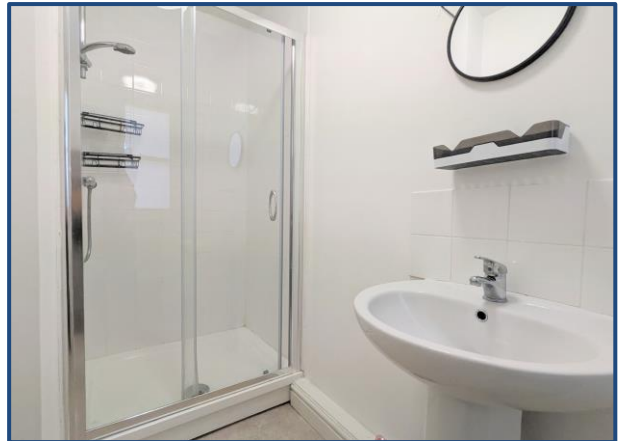
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Second Floor



"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: E

Council Tax Band: A

Tenure: Leasehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	44 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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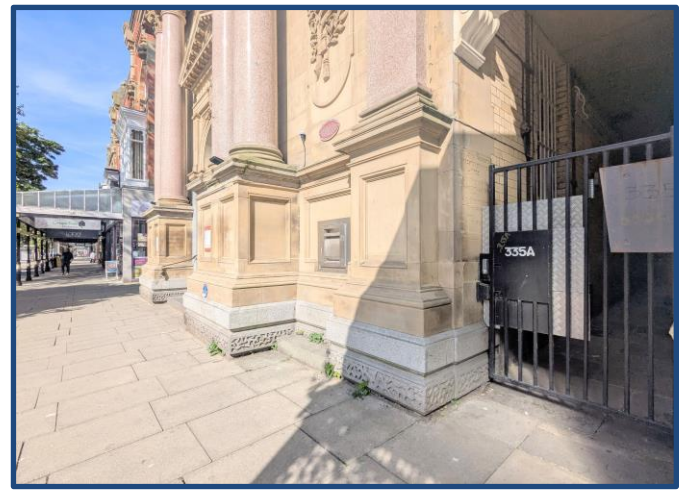
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