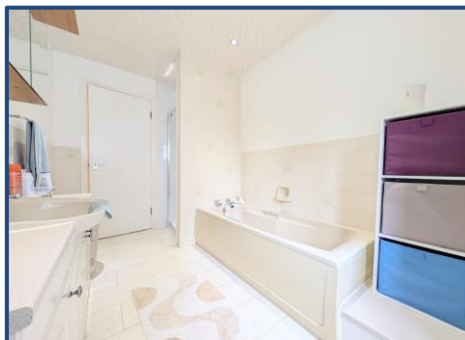


## To Let - Holcombe Court, Argyle Road, Southport, PR9 - Three Bedroom Ground Floor Apt **£975.00PCM**



### KEY FEATURES:

- Ground Floor Apartment • Integrated Appliances In Kitchen • Three Bedrooms • Single Garage • Spacious Lounge With Private Patio Off • Modern Kitchen • Available July 2026 • EPC Rating : C •

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## Property Description

Anthony James is delighted to offer to the rental market this spacious ground-floor three-bedroom apartment, ideally positioned on the leafy Argyle Road within the highly sought-after Holcombe Court development. Benefiting from a bright and sunny aspect, the property features a sheltered balcony, two generously sized double bedrooms, and an additional single bedroom. The modern kitchen is fitted with integrated appliances and is complemented by a separate utility/cloakroom area.

Perfectly located, the apartment is just a short stroll from the picturesque Hesketh Park, ideal for scenic walks, while the vibrant Southport Town Centre is also within easy reach, offering an excellent range of shops, amenities, and convenient transport links by both road and rail. Early viewing is highly recommended to fully appreciate the size and location of this impressive apartment.

The accommodation briefly comprises: entrance hallway, WC, bathroom, two double bedrooms, one single bedroom, spacious lounge/diner, sheltered balcony, contemporary high-gloss fitted kitchen, and utility/cloakroom. A garage is also included within the tenancy.

Further benefits include gas central heating and uPVC double glazing throughout.

EPC Rating: TBC (previously rated C)

Council Tax Band: D

Available July 2026, subject to satisfactory referencing Please note: this property will be managed directly by the landlord.



## Rooms

### Hall

Radiator, fitted carpet, intercom entry phone, coving to ceiling, sliding door to built in storage cupboards with hanging rail and shelving.

### Lounge Diner 27' 5" x 14' 10 (8.35m x 4.53m)

UPVC double glazed window to side, uPVC double glazed window to front, radiator, double radiator, fitted carpet, coving to ceiling, uPVC double glazed sliding patio doors to patio.

### Fitted Kitchen 12' 3" x 7' 3 (3.74m x 2.21m)

Fitted with a matching range of base and eye level units with worktop space over with worktop space over, matching breakfast bar, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, integrated fridge, freezer and dishwasher

### Utility Cloakroom 7' 10" x 3' 5 (2.38m x 1.04m)

Space is provided for a washing machine, wall mounted gas combination boiler serving heating system and domestic hot water.

### WC

Fitted with two piece suite comprising, pedestal wash hand basin, close coupled WC and extractor fan, tiled splashbacks.

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### Bathroom

Fitted with four piece coloured suite comprising deep panelled bath, vanity wash hand basin with base cupboard and storage under, shower cubicle with fitted shower over and matching shower base and close coupled WC, tiled surround, heated towel rail, wall

### Bedroom 1 0' 0" x 0' 0" (0m x 0m)

UPVC double glazed window to side, fitted bedroom suite with a range of wardrobes with drawers, radiator, fitted carpet.

### Bedroom 2 12' 6" x 8' 11 (3.8m x 2.72m)

UPVC double glazed window to side, fitted double wardrobe, radiator, fitted carpet.

### Bedroom 3 12' 3" x 6' 0 (3.74m x 1.83m)

UPVC double glazed window to side, radiator, fitted carpet



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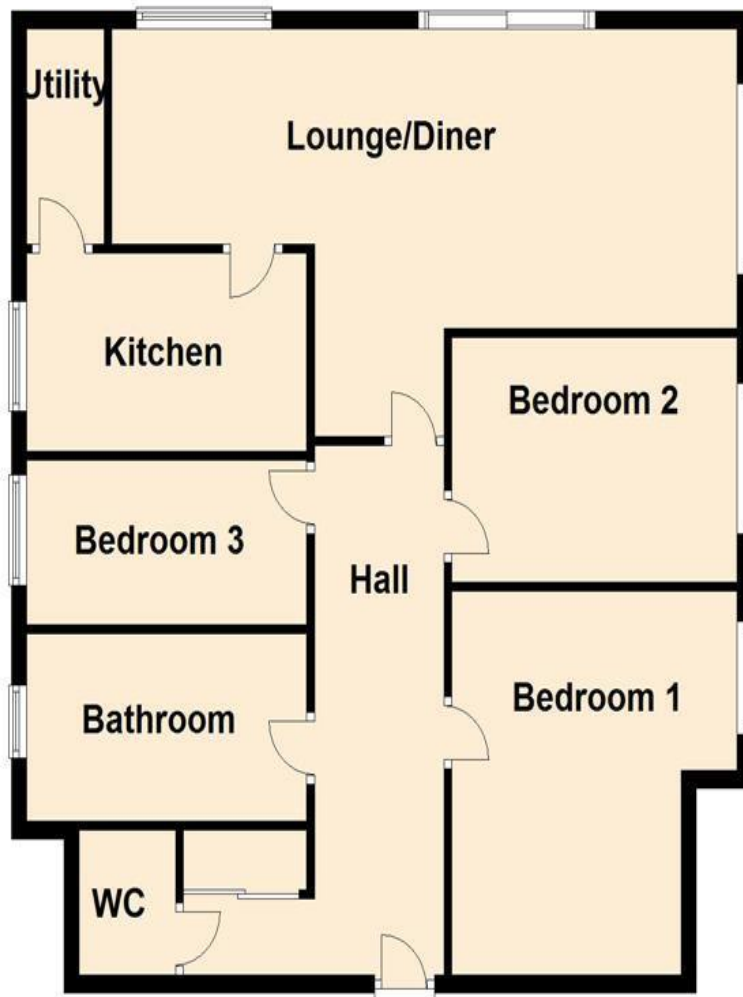
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# Ground Floor

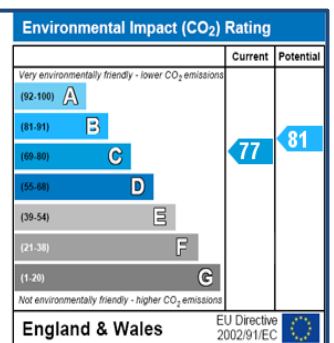
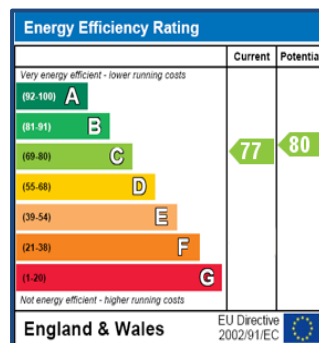
Approx. 96.6 sq. metres (1040.3 sq. feet)



Total area: approx. 96.6 sq. metres (1040.3 sq. feet)

## Additional Information

EPC: C  
 Council Tax Band: D  
 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.**



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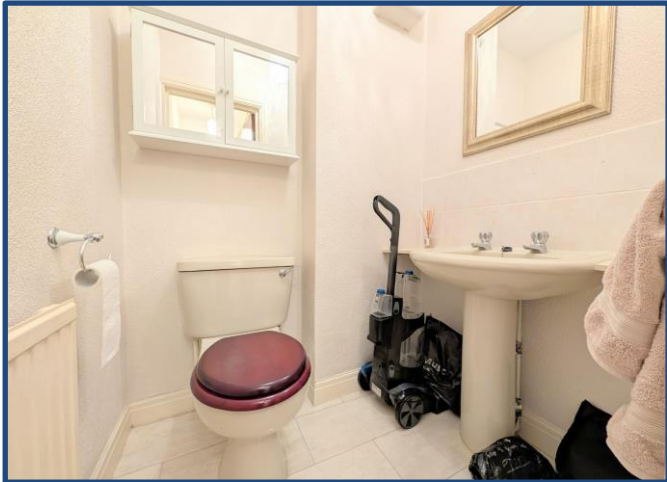


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