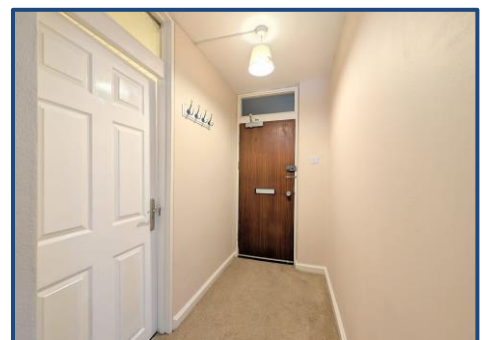
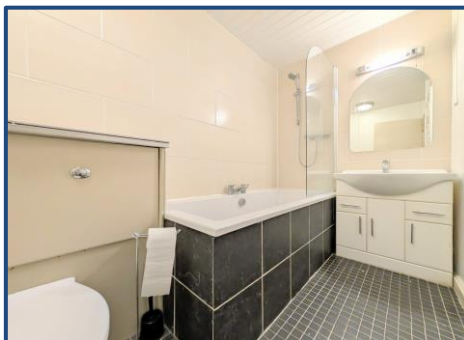


To Let - Sandown Court, Southport Town Centre, PR9 - One Bed First Floor Apt **£700.00PCM**



KEY FEATURES:

- First Floor Apartment • Gas Central Heating • Fully Fitted Kitchen • Modern Bathroom • Double Bedroom • Balcony Overlooking Rear • Town Centre Location • No Chain •

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
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Property Description

Anthony James are delighted to present to the rental market this charming and ideally positioned one-bedroom first-floor apartment, situated within the ever-popular Sandown Court at the northern end of the iconic Lord Street.

Perfectly located in the heart of Southport Town Centre, the property is within easy walking distance of a fantastic range of amenities, including independent boutiques, major supermarkets, cafés, restaurants, and bars. Excellent transport links provide convenient access to Liverpool, Preston, Manchester, and the surrounding areas, making this an ideal home for commuters and those looking to enjoy everything Southport has to offer.

The well-presented accommodation briefly comprises an entrance hall with a useful storage cupboard, a bright and spacious lounge/dining room, a galley-style kitchen with a separate utility cupboard, a double bedroom with built in wardrobes, and a bathroom with shower over bath facilities. The lounge also benefits from access to a sheltered private balcony, providing an ideal space to relax.

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

Please note that this property is managed directly by the landlord.

EPC Rating: C

Council Tax Band: A

The building benefits from a manned reception during working hours for added convenience and security.

On-site parking may be available by separate arrangement with the block management company; however, no parking space is included as part of this tenancy.



Rooms

Communal Entrance

Concierge Service entry with lift access and stairs to all floors.

Entrance Hallway

fitted carpet, doors to living room, bathroom and bedroom. Storage cupboard.

Living Room

Fitted carpet, radiator, UPVC double glazed window to rear, door to kitchen.

Kitchen

Range of modern base and wall units, bowl and half stainless steel sink and drainer with mixer tap, integrated electric oven, five ring gas hob, space for fridge/freezer. UPVC double glazed window to rear, vinyl flooring and door to utility room.

Utility

Plumbing for washing machine, door to service access.

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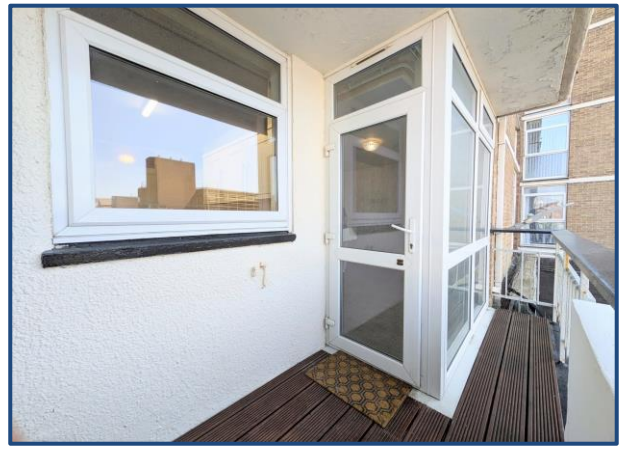
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Bathroom

Three piece suite comprising of; double ended bath with shower above, WC, hand wash basin set over vanity unit. Fully tiled walls.

Bedroom

Fitted carpet, UPVC double glazed window to rear, radiator and fitted wardrobes.



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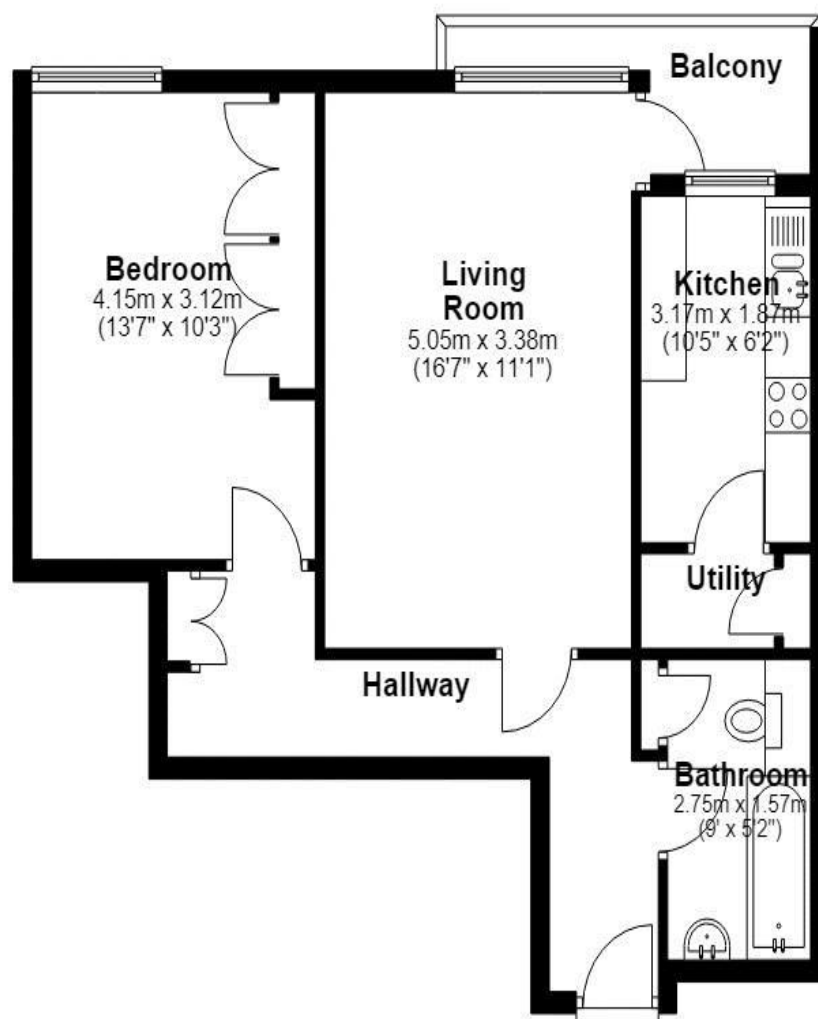
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First Floor



All measurements are approximate and are intended for general reference only. Floor plans may not be to scale.
Viewers are advised to verify all measurements and dimensions independently.
Plan produced using PlanUp.

Additional Information

EPC: C
Council Tax Band: A
Tenure: Leasehold APT

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	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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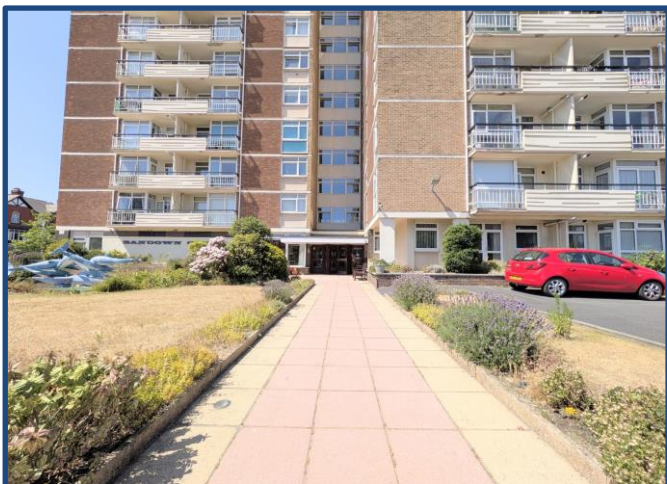
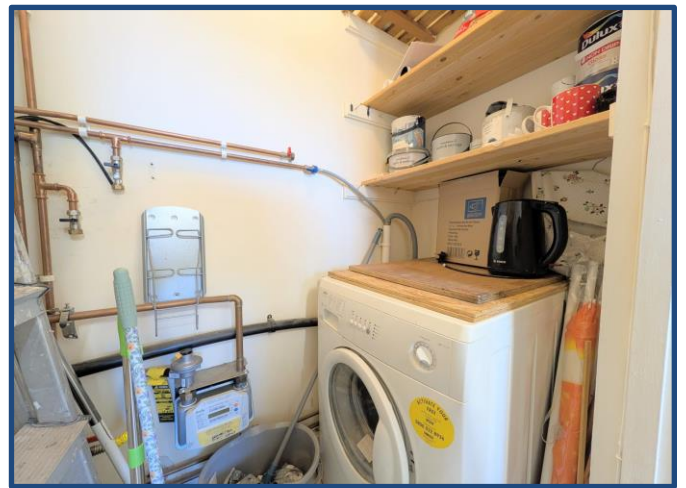
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