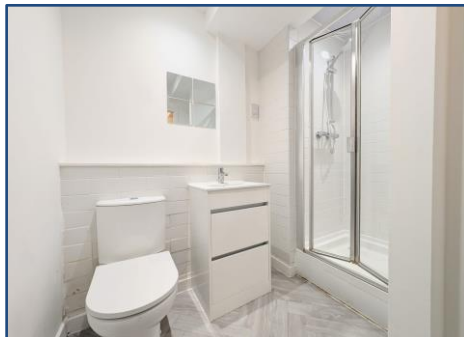


Lord Street, Southport- £775.00



KEY FEATURES:

- Luxury Two Bedroom Penthouse
- Town Centre Location
- Open Plan Lounge Kitchen
- Modern Fitted Kitchen
- Family Bathroom Plus En Suite
- Available Immediately
- Council Tax Band: C
- EPC: B

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The Property Ombudsman

Property Description

Anthony James are very pleased to offer with the potential of a long term let, this two bedroom luxury penthouse apartment situated in the heart of Southport Town Centre. This well maintained and tastefully presented apartment, situated to the top floor of the building is briefly comprising of an; entrance hallway with door entry system, two generous size double bedrooms with one having its own en suite bathroom and an additional separate bathroom. There is a large open plan living room and kitchen with appliances comprising of a washing machine/dryer, freestanding fridge/freezer, stainless steel sink and drainer, 'Smeg' hologen hob, oven and grill. The Landlord of this property welcomes interest from professional applicants and wishes to advise that the building itself is a non smoking building and pets are not permitted. Unfortunately both the Landlord and Anthony James feel that this property would not be suitable for younger

Rooms

Entrance Hallway 31' 3" x 3' 8" (9.53m x 1.12m)

The communal entrance provides access to this penthouse apartment which benefits from being the only apartment on this floor. There is an inviting entrance hallway with intercom system. There is a large double door storage cupboard to side and additional one to the far end.

Bedroom '1' 11' 5" x 11' 0" (3.48m x 3.35m)

Generous size, light and bright double bedroom with sliding doors presented to the front aspect providing access on to the balcony. Carpet laid underfoot.

Bedroom '2' 7' 7" x 6' 1" (2.32m x 1.86m)

Generous size, light and bright second double bedroom with sliding doors presented to the front aspect providing access on to the balcony. Carpet laid underfoot.

En Suite Bathroom 7' 8" x 5' 6" (2.33m x 1.67m)

En suite bathroom with fully tiled walls and floor. Suite is comprising of a paneled bath, low level dual flush WC and pedestal sink.

Lounge/Kitchen 20' 0" x 17' 4" (6.10m x 5.28m)

Open plan kitchen to the reception lounge with carpet laid underfoot in the reception lounge and tiled floor within the kitchen area. There are a good selection of high gloss base and eye level units fitted throughout with integrated appliances comprising of a four halogen hob, oven and grill, washing machine/dryer and a stainless steel sink and drainer. The lounge benefits from two sliding doors presented to the front aspect providing access on to the balcony.

Balcony 52' 10" x 2' 9" (16.11m x 0.84m)

Being the full length of the apartment itself, this balcony provides excellent views.

Bathroom 7' 7" x 6' 1" (2.32m x 1.86m)

This separate bathroom situated off the entrance hallway benefits from a large walk in shower, pedestal sink and low level flush WC. Walls are majority tiled and laminate flooring laid below.

Additional Information

EPC Rating: B Sefton Council Tax Band: C Would suit professional working persons Unsuitable for children None smoking building Pets not permitted To be eligible to apply for this property applicants must have a minimum combined income of £18,000 per annum otherwise a



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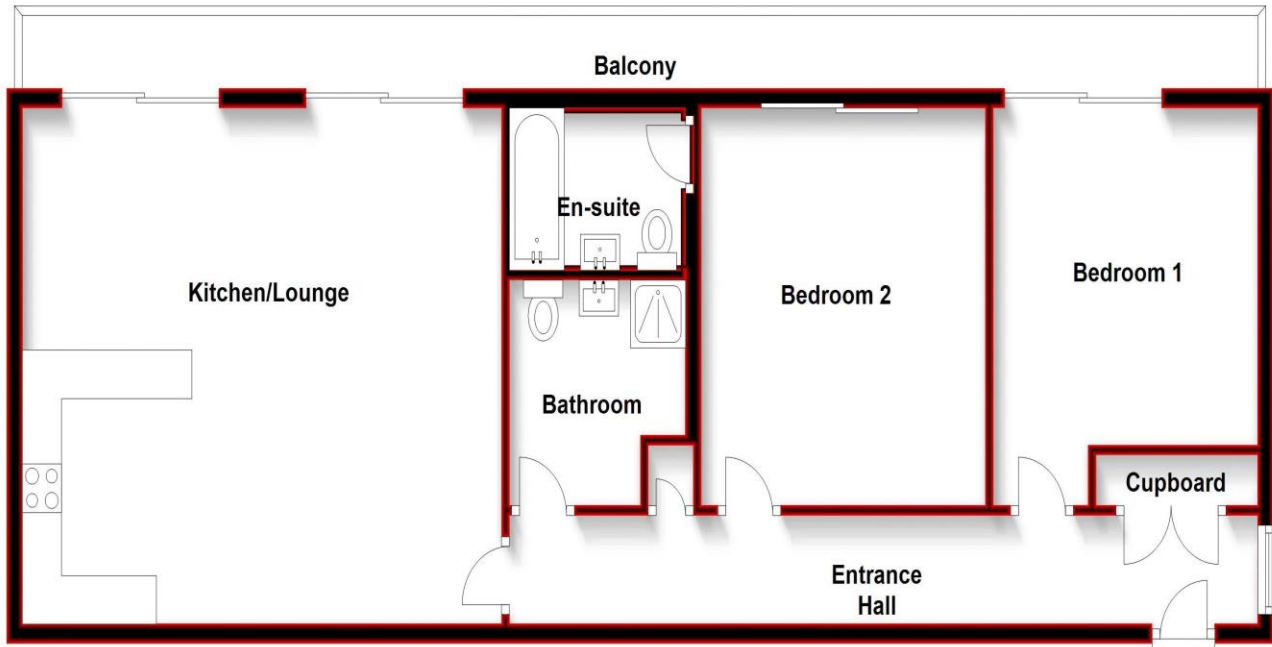
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Ground Floor

Approx. 83.1 sq. metres (894.5 sq. feet)



Total area: approx. 83.1 sq. metres (894.5 sq. feet)

6 The Courtyard, 327 Lord Street

Additional Information

EPC: B

Council Tax Band: C

Tenure:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 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

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