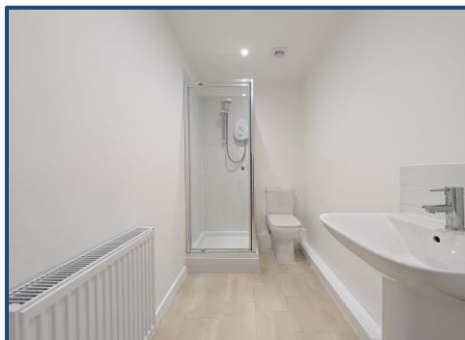


## To Let - The Courtyard, Lord Street, Southport Town Centre - Studio Flat **£650.00PCM**



### KEY FEATURES:

- Modern Ground Floor Apartment • One bedroom • Open plan living area • Kitchen with white goods • Modern shower room • Laminate flooring through out • Electric heating & Double glazing • AVAILABLE IMMEDIATELY •

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T: 01704 550048

E: sales@ajestateagents.co.uk

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T: 01704 543434

E: rentals@ajestateagents.co.uk

Property Management

T: 01704 545800

E: pm@ajestateagents.co.uk



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Ombudsman

## Property Description

Anthony James are delighted to offer to the rental market this centrally located ground floor studio apartment, featuring modern finishes and access to communal outdoor space.

Situated in the Town Centre, the property is within easy reach of a wide range of amenities including cafés, bars, and shops, as well as excellent transport links.

The apartment benefits from gas central heating and double glazing throughout. Early viewing is highly recommended to fully appreciate what this property has to offer. The accommodation briefly comprises a private entrance leading into the lounge, a kitchen with selected appliances, a sleeping area, and a centrally positioned internal bathroom with shower facilities.

Please note that this property does not include parking.

The property is managed directly by the Landlord.

EPC Rating: C

Council Tax Band: A



## Rooms

### **Living Room/Bedroom** 17' 9" x 21' 0" (5.4m x 6.39m)

UPVC double glazed window to front, central heating, laminate flooring.

### **Kitchen** 11' 3" x 7' 11" (3.44m x 2.41m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, fridge/freezer, washing machine and cooker.

### **Shower Room** 12' 2" x 5' 7" (3.7m x 1.7m)

Fitted with three piece suite comprising, wash hand basin, WC, shower and full height tiling to all walls, central heating, tiled splashbacks, laminate flooring.

### **Store Room** 6' 11" x 2' 11" (2.1m x 0.9m)



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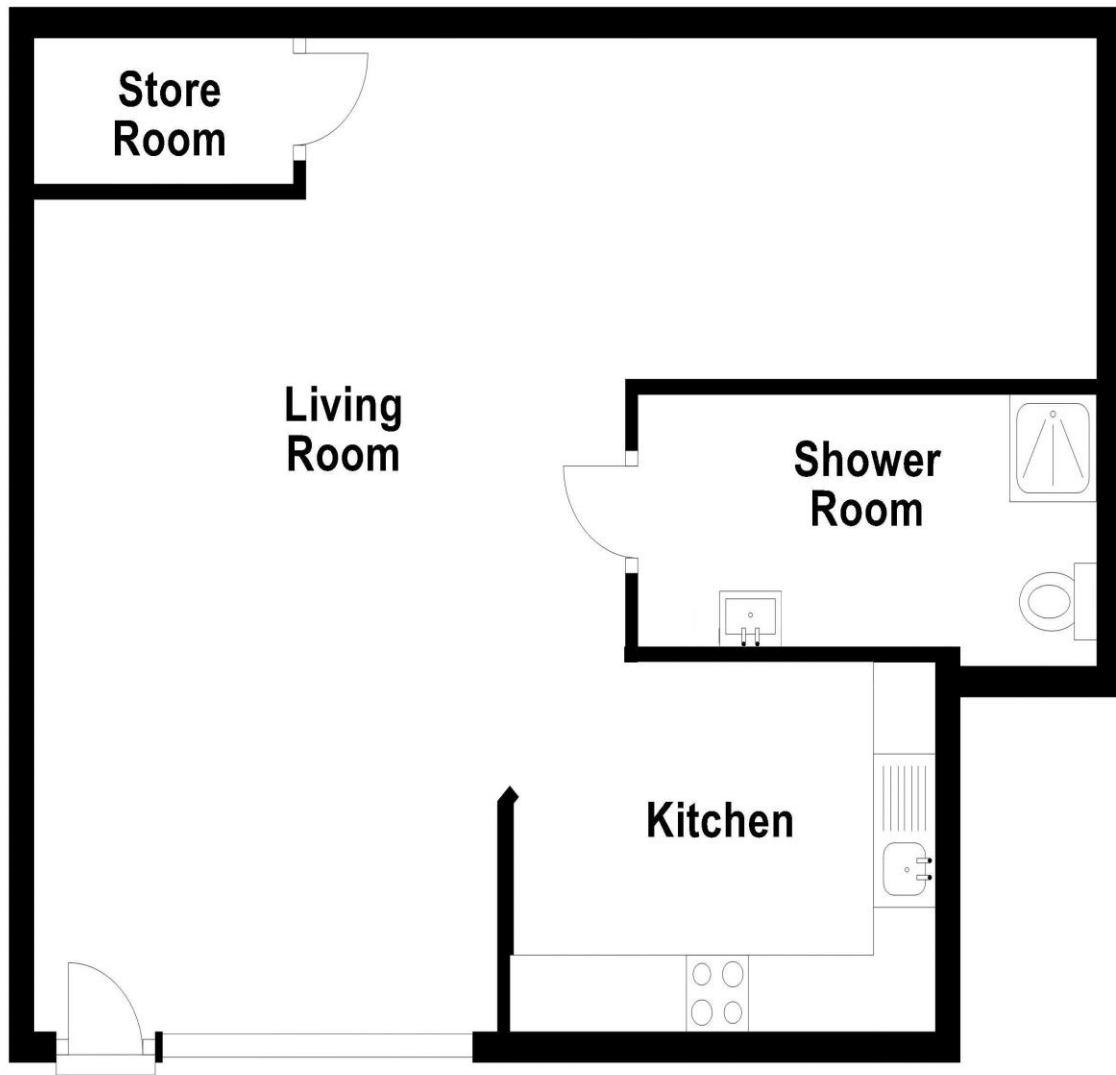
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# Ground Floor



## Additional Information

EPC: C  
 Council Tax Band: A  
 Tenure:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	76 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](http://www.ajestateagents.co.uk) and navigate to Services > Lettings > Tenant Fees.**



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 T: 01704 545800  
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