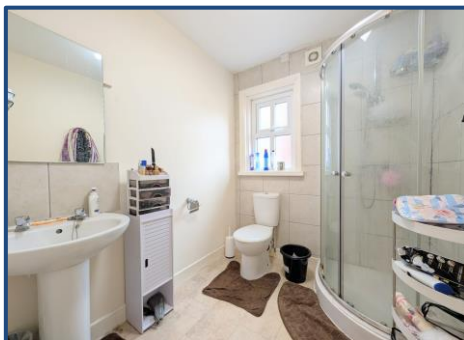


To Let - King Street, Southport Centre, PR8 - One Bed Duplex Apt **£600.00PCM**



KEY FEATURES:

- Town Centre Location • One Bedroom Apartment • Duplex Style • Modern Kitchen & Bathroom • Rear Communal Yard • Communal Heating & Hot Water • UPVC Double Glazed • AVAILABLE IMMEDIATELY •

Sales

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E: sales@ajestateagents.co.uk



Rentals

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E: rentals@ajestateagents.co.uk



Property Management

T: 01704 545800

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**The Property
Ombudsman**

Property Description

Anthony James are pleased to present this one-bedroom duplex apartment to the rental market, ideally located on the sought-after King Street in Southport Town Centre. Just a short walk from a wide range of amenities, including supermarkets, shops, cafes, and restaurants, this property offers excellent convenience. With fantastic transport links nearby, including road and rail connections to Liverpool, Preston, Manchester, and surrounding areas, it's perfect for commuters. The complex benefits from heating and hot water provided by a communal boiler.

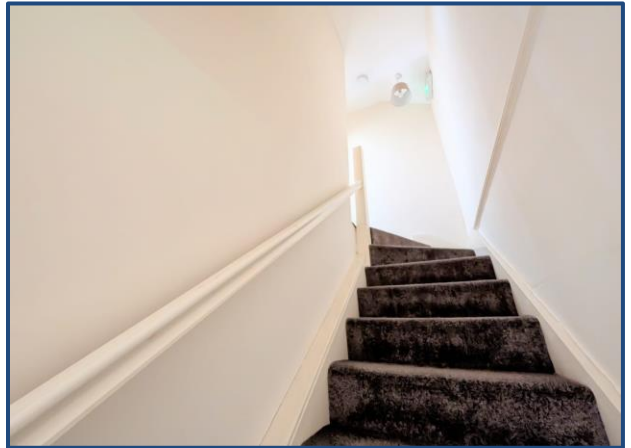
Early viewings are highly recommended to fully appreciate this apartment.

The property briefly comprises: a communal entrance with stairs leading to the first floor, an internal private hallway, a bathroom, kitchen, and lounge (featuring a convenient understairs cupboard). Stairs lead to the second-floor bedroom. Externally, there is a shared rear courtyard.

Additional benefits include; communal gas central heating & UPVC double glazing.

Council Tax Band : A EPC Rating : C Please note, this property is managed via the Agent.

Notable items: This tenancy has an additional surcharge of 125.00 pounds per month for communal heating/hot water and fresh water supply. This charge is subject to fair usage.



Rooms

Entrance Hall

A private entrance hall leading to all areas of the apartment. The space is decorated neutrally with fitted carpets.

Shower Room

A three-piece suite featuring a WC, pedestal hand wash basin, and corner shower cubicle. The space is tiled to the wet areas with vinyl flooring throughout. It also includes a wall-mounted extractor fan for added ventilation, as well as a wall-mounted mirror.

Kitchen

A modern shaker-style kitchen featuring cream base and eye-level cabinets with laminate wood-effect countertops and a stainless steel sink. Cooking facilities include a ceramic four-ring electric hob with an overhead extractor fan and a low-level electric fan oven. There is space for an under-counter fridge and washing machine. The kitchen is neutrally decorated with a UPVC backsplash and vinyl tile-effect flooring.

Lounge

A well proportioned lounge overlooking the rear of the complex. The room is neutrally decorated and features fitted carpets throughout. A convenient understairs cupboard offers additional storage space.

Second Floor Bedroom

Stairs lead to the second floor bedroom, which overlooks the rear of the complex and offers ample space for a double bed. The room is neutrally decorated and features fitted carpets.



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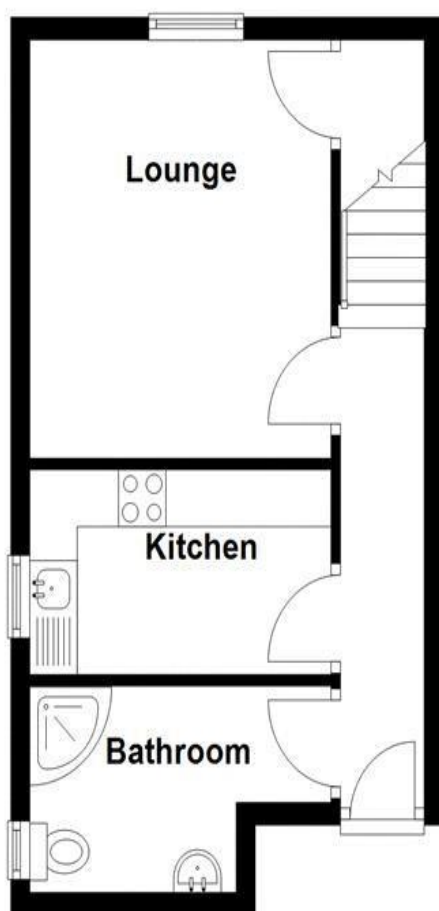
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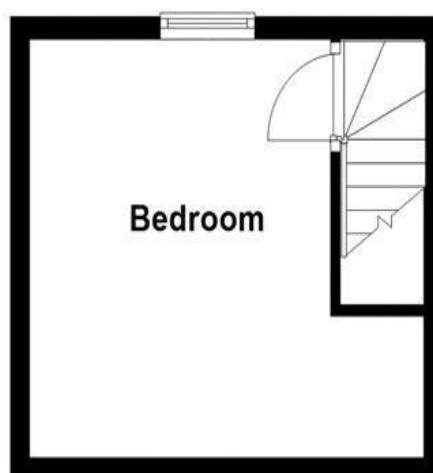


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First Floor



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.

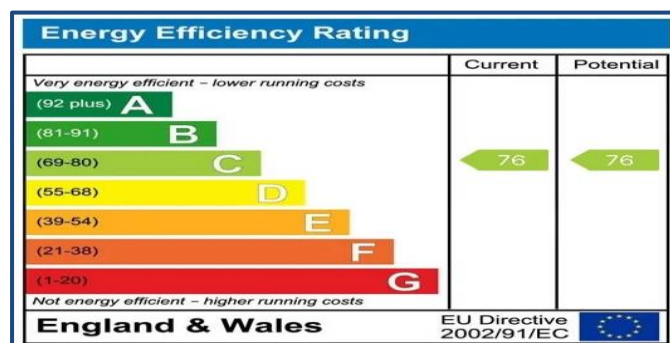
Plan produced using PlanUp.

Additional Information

EPC: C

Council Tax Band: A

Tenure: Leasehold APT



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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