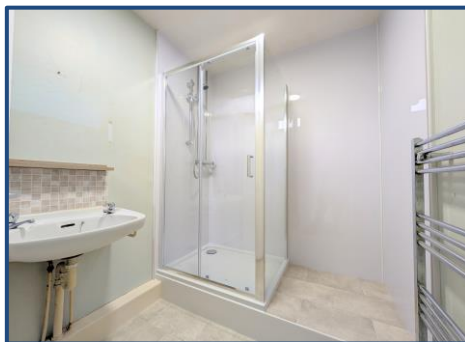


## To Let - Derby Road, Southport - One Bedroom First Floor Apt **Monthly Rental Of £600**



### KEY FEATURES:

- Prime location close to Southport Town Centre • Walking distance to Central Twelve Shopping Centre • One-bedroom first-floor apartment • Spacious and well-presented throughout • Shower room • Gas central heating and double glazing • Excellent transport links to Liverpool, Preston & Manchester • Council Tax Band: A •

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E: sales@ajestateagents.co.uk

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E: rentals@ajestateagents.co.uk

Property Management

T: 01704 545800

E: pm@ajestateagents.co.uk



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## Property Description

Anthony James are delighted to offer this well-presented one-bedroom first-floor apartment to the rental market. Ideally located on Derby Road, the property is just a short distance from Southport Town Centre and the Central Twelve Shopping Centre, with excellent transport links by both road and rail providing easy access to Liverpool, Preston, Manchester, and surrounding areas. Early viewing is highly recommended. The accommodation briefly comprises an entrance vestibule, shower room, kitchen, spacious lounge, and a double bedroom. Further benefits include gas central heating and double glazing throughout. Please note, the property includes one unallocated parking space, shared between Apartments 2 and 3.



## Rooms

### Entrance Hallway

Stairs to the 1st floor, communal hallway.

### Lounge 14' 1" x 13' 9" (4.29m x 4.18m)

Fitted carpet, upvc double glazed window, radiator.

### Kitchen/Diner 14' 1" x 7' 2" (4.28m x 2.19m)

Fitted base units, freestanding gas cooker, fridge freezer, washing machine, Upvc double glazed window, vinyl flooring.

### Dining Area 10' 11" x 6' 0" (3.32m x 1.82m)

Fitted carpet & large storage cupboard

### Bedroom 13' 9" x 11' 11" (4.18m x 3.62m)

Fitted carpet, upvc double glazed window, radiator.

### Shower Room 10' 4" x 6' 0" (3.16m x 1.82m)

Three piece suite with WC, pedestal sink, large shower cubicle, chrome heated towel warmer, vinyl flooring, Upvc double glazed window.



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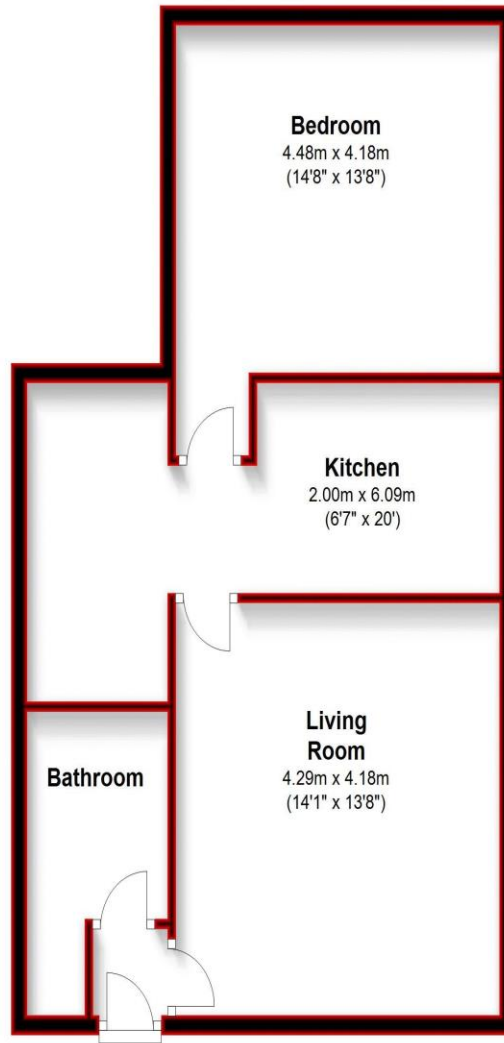
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## First Floor

Approx. 55.7 sq. metres (599.1 sq. feet)



Total area: approx. 55.7 sq. metres (599.1 sq. feet)

2, 47 derby road

### Additional Information

EPC: C

Council Tax Band: A

Tenure: Leasehold

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

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