

**Aston Manor, Off Abington Drive, Southport,  
PR9 Monthly Rental Of £700**



**KEY FEATURES:**

- Two Bedroom Third Floor Apartment • Modern Development • Modern Fitted Bathroom • Unfurnished • Banks Location • Off Road Allocated Parking • Council Tax Band : B • EPC Rating : C •

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**The Property  
Ombudsman**

## Property Description

Anthony James are pleased to bring to the rental market, this third floor apartment located in the popular Aston Manor development within Banks. This property is ideally located close to the quiet Banks village with its shops, schools and general amenities whilst also providing transportation links to Preston, Southport & Liverpool. The property briefly comprises; entrance hall, storage cupboard, hallway, bathroom, modern kitchen with an open plan aspect to living room, single bedroom & double bedroom. Additional benefits include off road allocated parking around the development, double glazing & gas central heating. Please note, the property is managed via the Agent. Council Tax Band : B EPC Rating : C



## Rooms

### Entrance Hall 4' 4" x 4' 8 (1.32m x 1.41m)

Entrance hall, fitted carpet and access to storage cupboard and hallway.

### Hallway 8' 11" x 4' 8 (2.73m x 1.41m)

The hallway comprises of fitted carpets and doors to bathroom, bedroom 1, bedroom 2 and the kitchen.

### Bathroom 11' 6" x 8' 11 (3.51m x 2.73m)

Modern fitted bathroom with vinyl flooring, partially tiled walls, window to rear, radiator to side and matching three piece suite comprising wash hand basin, WC and bath with shower fitting.

### Kitchen/Diner 11' 11" x 5' 6 (3.63m x 1.67m)

Spacious modern fitted kitchen briefly comprising fitted kitchen open plan to dining room with window to rear, radiator to side, and a range of matching base and eye level units with work surfaces and integrated fridge freezer, mixer sink, four ring gas h

### Living Room 10' 6" x 11' 11 (3.19m x 3.63m)

An open aspect lounge with access to the kitchen. The living space features double glazed window overlooking the front of the complex with fitted neutral carpets & central heating radiator.

### Bedroom 1 11' 4" x 9' 2 (3.45m x 2.8m)

Bedroom 1, double glazed window to front, fitted carpet and central heating radiator.

### Bedroom 2 11' 4" x 8' 11 (3.45m x 2.73m)

Bedroom 2, fitted carpet, double glazed window to front and central heating radiator.

### External 0

Allocated parking space



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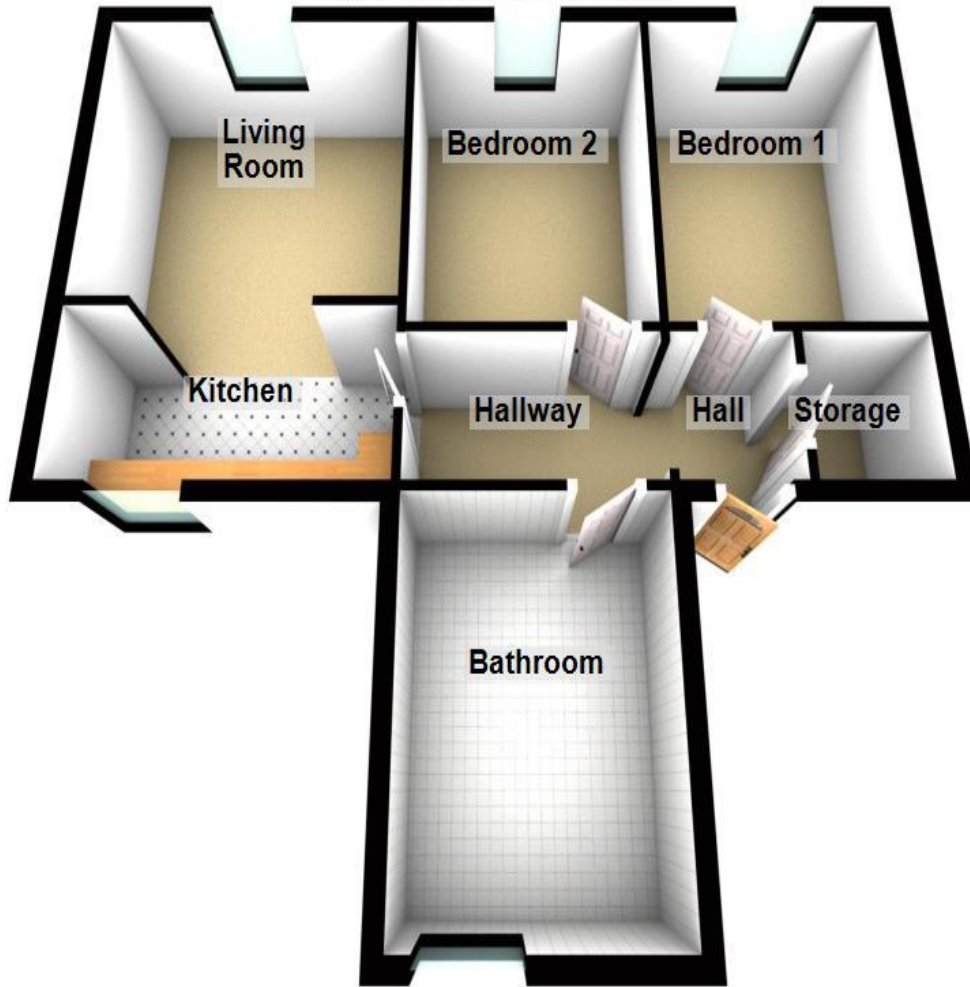
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## First Floor

Approx. 56.2 sq. metres (604.6 sq. feet)



Total area: approx. 56.2 sq. metres (604.6 sq. feet)

**4 aston manor**

### Additional Information

EPC: C

Council Tax Band: B

Tenure: Leasehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 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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