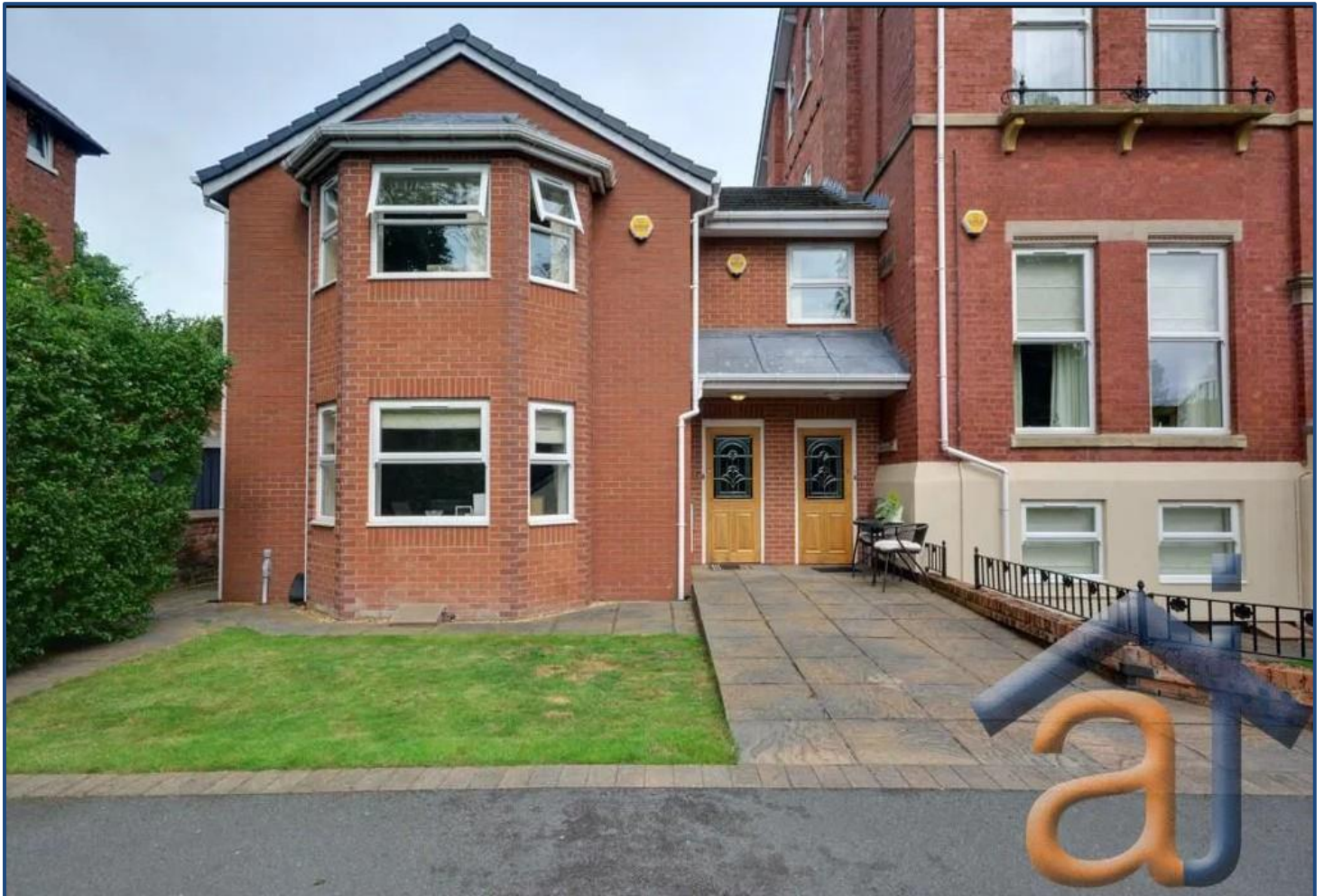


**Chestnut Gardens, Park Avenue, Southport,
PR9 Monthly Rental Of £850**



KEY FEATURES:

- Modern Apartment • Ground Floor • 2 Bedrooms • Hesketh Park Location • Integrated Appliances • Private Entrance • EPC: C • Off Road Parking •

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Ombudsman**

Property Description

Introducing Chestnut Gardens, a highly desirable rental opportunity currently on the market. Nestled in a prime location, this ground-floor two-bedroom apartment offers modern living with a touch of elegance. Featuring a private entrance, spacious interiors, and quality finishes, this property is perfectly suited for those seeking comfort and convenience in a serene setting. Available Immediately.



Rooms

Outside

Car parking, communal gardens

Entrance Hall

Access via private entrance, doors to living room, both bedrooms and bathroom.

Living Room/Diner 14' 1" x 17' 9 (4.28m x 5.42m)

Fitted carpets, bay window to front, radiator to front and rear, open plan access to kitchen.

Kitchen 6' 8" x 11' 7 (2.02m x 3.53m)

Stone effect tiled flooring, window to side, tiled walls, spotlighting to ceiling, range of matching fitted base and eye level units with integrated double oven, four ring gas hob, stainless steel extractor fan, integrated mixer sink, integrated dishwasher

Bedroom 1 13' 7" x 9' 2 (4.15m x 2.8m)

Window to front, radiator to front, fitted carpets, integrated wardrobe to side.

Bedroom 2 16' 2" x 8' 5 (4.94m x 2.57m)

Window to front, radiator to front, fitted carpets, integrated wardrobe to side.

Bathroom 8' 0" x 8' 1 (2.45m x 2.46m)

Modern fitted bathroom with window to rear, tiled flooring and walls, fitted vanity unit to side with integrated WC and wash hand basin, bath with shower fitting and heated towel rail to side.



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Ground Floor

Approx. 79.6 sq. metres (857.0 sq. feet)



Total area: approx. 79.6 sq. metres (857.0 sq. feet)

*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: D

Tenure: Freehold

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

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