

Argyle Court, Argyle Road, Southport, PR9 **Monthly Rental Of £800**



KEY FEATURES:

- Second Floor Apartment • Secure Entrance • Two Double Bedrooms • Private Balcony • Separate WC • Available Immediately • Close to Local Amenities • Lift Access •

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Property Description

This spacious and well-presented two-bedroom apartment is now available for rent and ready for immediate occupancy. Situated on the second floor, the property offers a fantastic location within walking distance of Southport Centre, excellent transport links, and a variety of local amenities. With generous living space, this apartment is ideal anyone looking for convenience and comfort. Don't miss the opportunity to secure this well-located home—schedule a viewing today! This well-presented second-floor apartment offers spacious living in a fantastic location, within walking distance of Southport Centre, transport links, and local amenities.



Rooms

Entrance

The building benefits from a glass porch entrance with a secure intercom system and letterbox. The well-maintained communal area features both stairs and a lift providing access to the second floor.

Entrance Hallway

The apartment opens into a bright hallway with white wallpapered walls, laminate flooring, multiple storage cupboards, and an intercom system. Doors lead to all main rooms.

Bedroom 1

A generous double bedroom with fitted carpets, white walls, built-in storage cupboards, and two large windows overlooking the side of the property.

Bedroom 2

Another well-sized bedroom with fitted carpets, white walls, built-in storage cupboards, and a large window overlooking the rear of the property.

Living Room

Spacious and inviting, featuring grey fitted carpets, white walls, an electric fire, and a door leading to the private balcony with views of the rear communal garden.

Kitchen/Diner

A well-equipped kitchen area with vinyl flooring, painted walls, and striking red tiled splashbacks. It includes wall and base cupboards, a gas oven and hob, a single bowl sink with drainer, and space for a washing machine and fridge.

WC

A separate toilet with tiled flooring and walls, a sink, and a mirrored cabinet.

Bathroom

A modern three-piece suite with a sink, toilet, and bath with an overhead shower. The walls and floor are fully tiled.



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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: C
 Tenure: Leasehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 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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