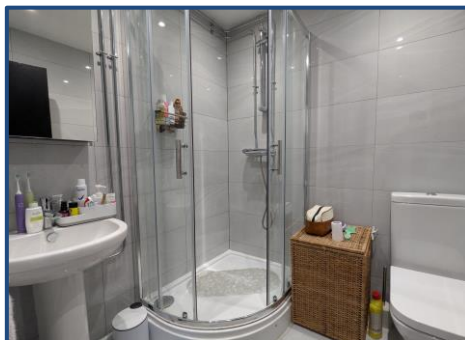


Craft Court, Lord Street, Southport Town Centre, Merseyside. PR9 **£750.00PCM**



KEY FEATURES:

- One Bedroom Apartment • Town Centre Location • Fully Furnished • Stylish Complex • Communal Laundry Facilities • Available Immediately - 12 Month Tenancy • Fantastic Local Transportation Links • Electric Heating •

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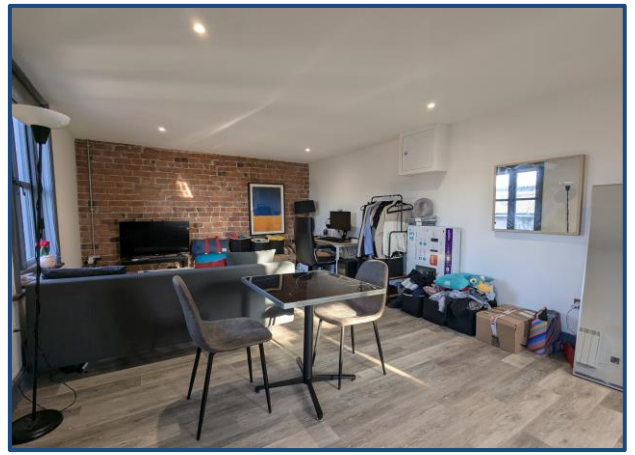
Property Description

Anthony James are pleased to present to the rental market a contemporary modern ONE BEDROOM APARTMENT located on the second floor of a quaint and stylish development ideally situated on bustling Lord Street within the heart of Southport Town Centre. Due to the location, the apartment is within walking distance of fantastic amenities including shops, cafes/restaurants and transportation links via rail & road to Liverpool, Preston & surrounding areas. Viewings are highly recommended to truly appreciate this apartment. Minimum stay twelve months

The well presented and bright accommodation briefly comprises of: communal stairs to the second floor with private internal hallway leading into the open plan kitchen/lounge/dining room, shower room & double bedroom.

Please note, the properties rent is advertised at £750.00 per month. However, the property has an additional mandatory utility charge of £125.00 per month which covers the electric and water supply (Please note, the council tax is payable directly by the tenant).

This property is available mid February and will be managed direct by the landlord. All tenancies must be a minimum of twelve months.



Rooms

Entrance Hall

A welcoming entrance hall featuring neutral decor with white-painted walls and vinyl wood-effect flooring, providing access to all areas of the apartment.

Kitchen Area

A stylish kitchen containing base and eye level cabinets in a matt finish with dark quartz counter tops and inset stainless steel sink. Cooking facilities include four ring glass electric hob and low level electric oven. A freestanding fridge is present. To the left of the kitchen is a handy full height cupboard for extra storage.

Lounge Area

A bright and spacious lounge/dining space decorated neutrally with white painted walls and vinyl wood effect flooring. Furnishings include fabric sofa, coffee table, rug and dining table with two chairs.

Shower Room

A beautifully presented shower room containing three piece suite comprising large corner cubicle thermostatic shower, pedestal hand wash basin & WC. The space is decorated in floor to ceiling ceramic tiles. Additional items include heated towel rail and extractor fan.

Bedroom

A well presented and bright double bedroom with sunny aspect south facing windows. The room is decorated neutrally with painted white walls and grey carpets. Furnishings include double bed with side tables.

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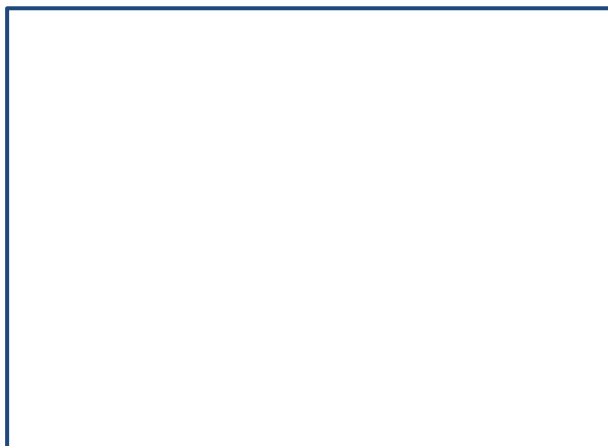
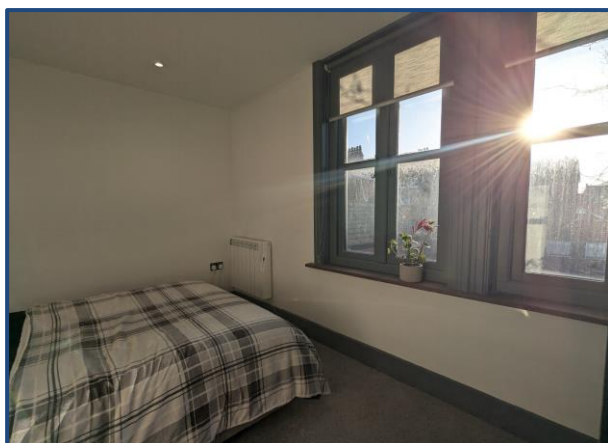
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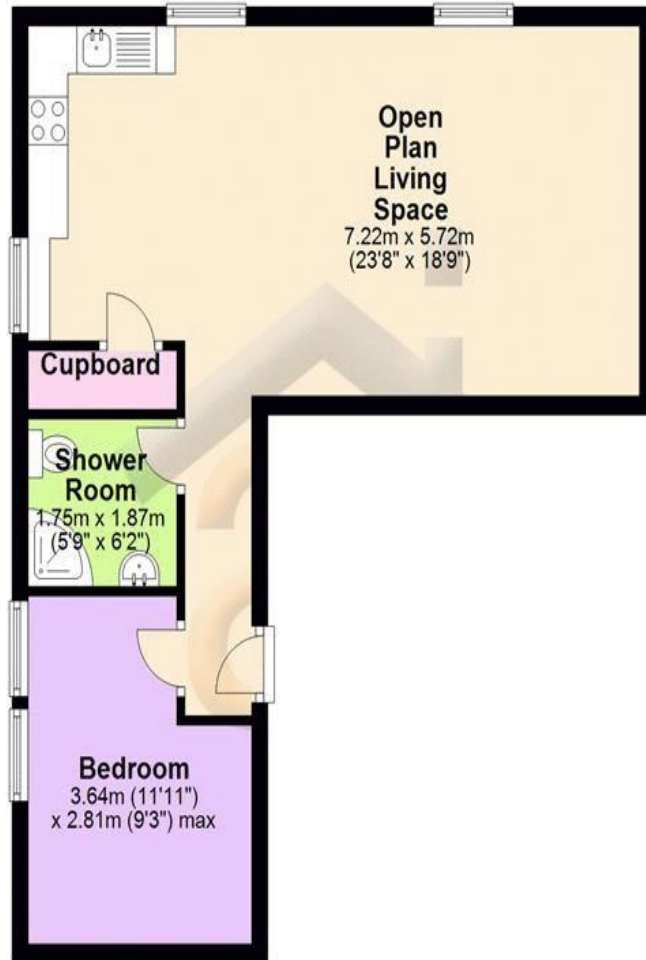
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Second Floor



"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: A
 Tenure:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	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 and navigate to Services > Lettings > Tenant Fees.**



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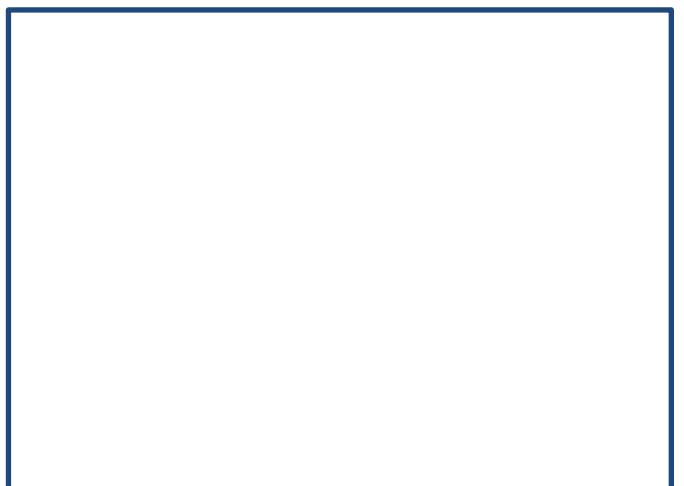
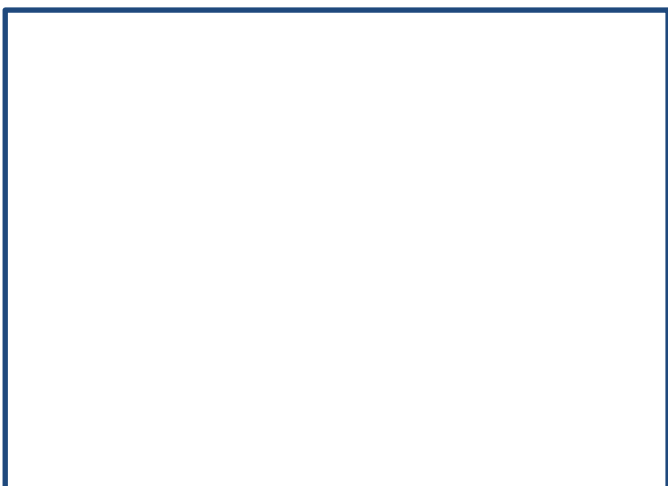


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