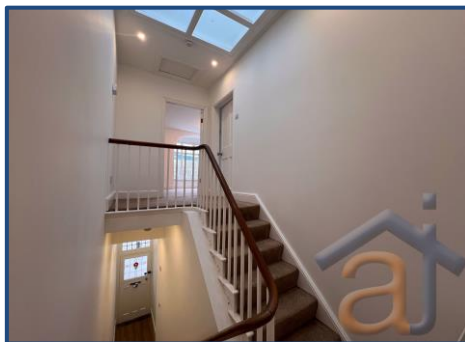


Lord Street, Southport, PR9 - £850.00



KEY FEATURES:

- Two Bedroom Apartment • Master Bedroom with Dressing Room • Spacious Lounge with Bay Window Overlooking Lord Street • Gas Central Heating • Available Immediately • Three Piece Bathroom • Separate WC • Southport Town Centre Location •

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Property Management

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The Property Ombudsman

Property Description

Welcome to this charming and recently decorated two-bedroom rental apartment, offering comfortable living across two floors. Situated on the first floor with its own private entrance, this spacious home features a bright lounge with a beautiful bay window overlooking Lord Street. The apartment includes a well-appointed three-piece bathroom, a separate WC, and two generously sized bedrooms. Conveniently located within walking distance of Southport Train Station and local amenities, this property provides both style and convenience in a sought-after location.



Rooms

Private Entrance Hallway

Timber door to front giving access to private entrance hallway and carpeted stairs to first floor landing with under stairs store area.

Landing

PVCu double glazed window to side elevation, two double radiators, open plan to Fitted Kitchen, and doors to both bedrooms, lounge, bathroom and separate wc.

Lounge 18' 7" x 15' 5 (5.66m x 4.7m)

PVCu double glazed box bay window to front, double radiator, fitted carpet.

Fitted Kitchen 9' 10" x 6' 7 (3.0m x 2.01m)

Refitted with a matching range of modern white base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, fridge and freezer, plumbing for washing machine, built-in electric oven, built-in four ring cera

Bedroom 1 12' 10" x 11' 2 (3.91m x 3.4m)

PVCu double glazed window to side, double radiator, fitted carpet, open plan to dressing area

Dressing Area 12' 10" x 7' 5 (3.91m x 2.27m)

Two double glazed velux windows to side, radiator, fitted carpet.

Bedroom 2 12' 7" x 12' 2 (3.84m x 3.71m)

PVCu double glazed window to rear, double radiator, fitted carpet.

Bathroom

Recently refitted with two piece modern white suite comprising deep panelled bath with separate electric shower over and pedestal wash hand basin, tiled surround, shaver point, PVCu double glazed window to side, radiator, vinyl flooring.

Separate WC

PVCu obscure double glazed window to side, recently refitted with two piece modern white suite comprising, wall mounted wash hand basin with tiled splashbacks and close coupled WC, radiator, vinyl flooring.



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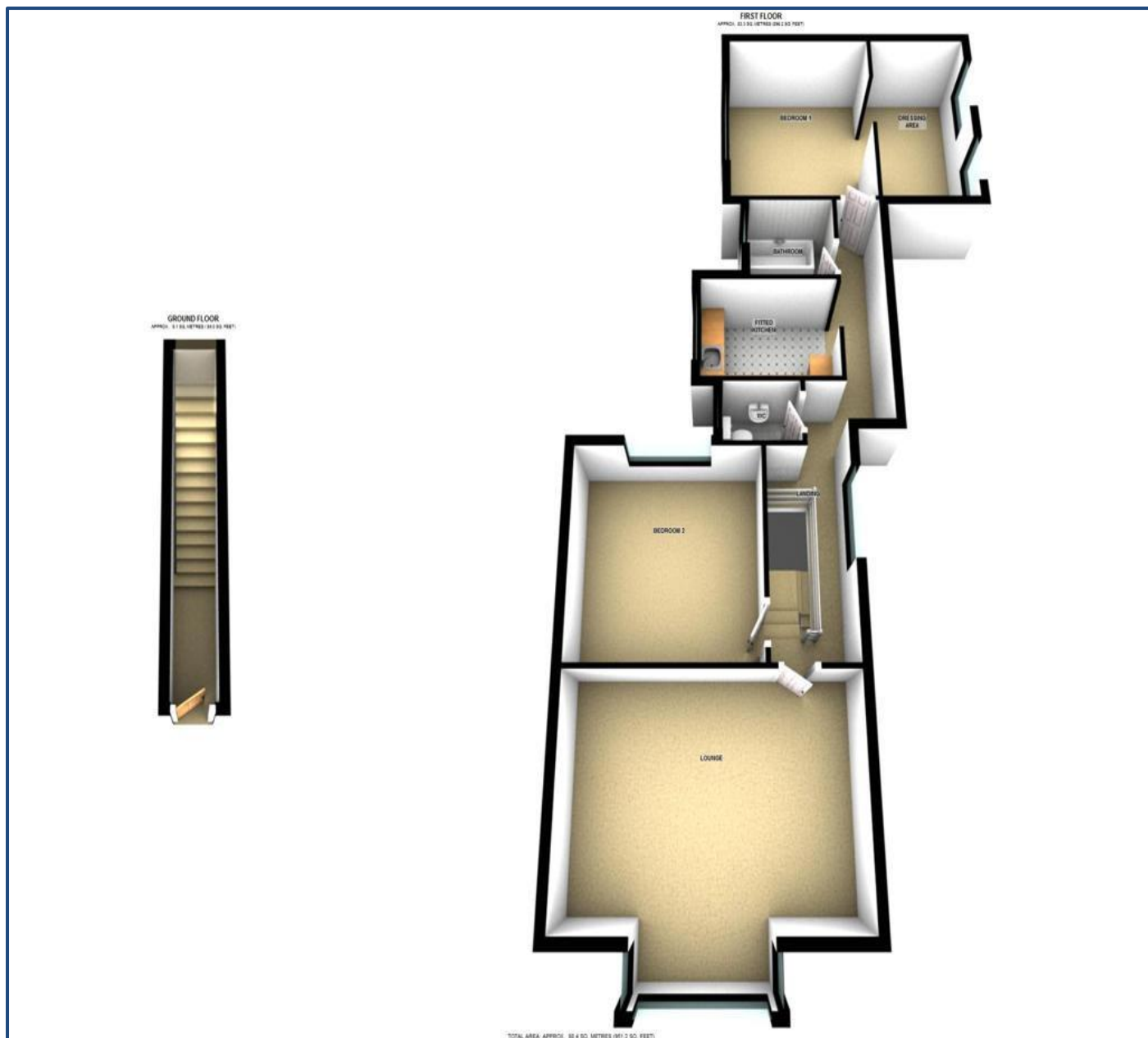
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Additional Information

EPC: D
 Council Tax Band: A
 Tenure: Leasehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	67 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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