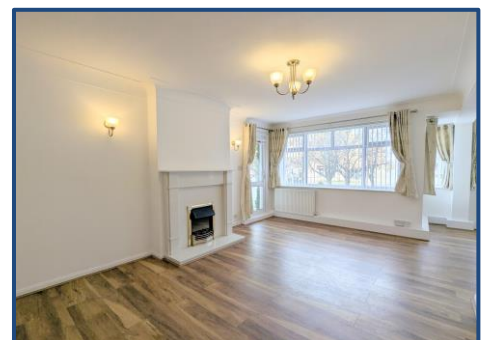
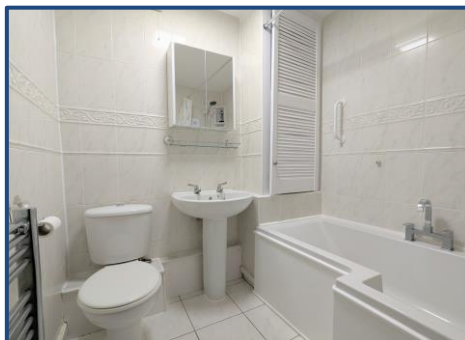


Lord Street, Southport **Monthly Rental Of £775.00**



KEY FEATURES:

- Ground Floor • Private Balcony overlooking Lord Street • Two Double Bedrooms • Modern Bathroom • Close to Amenities • Town Centre Location • Modern Apartment • Lounge with Dining Area •

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Property Description

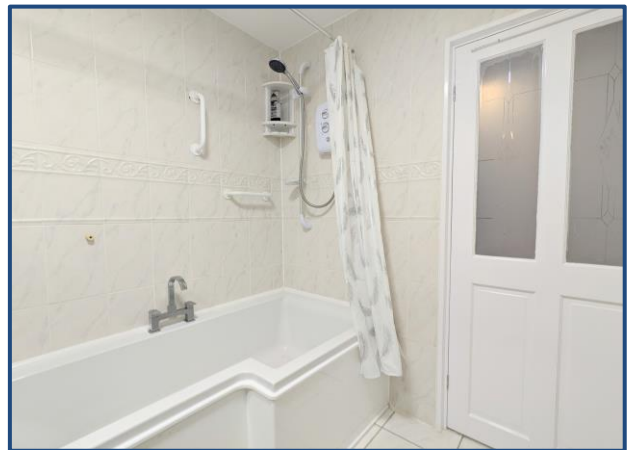
Anthony James are delighted to present this beautifully appointed TWO-BEDROOM GROUND FLOOR apartment, ideally located in the sought-after Viceroy Court, right in the heart of Southport Town Centre. Just a short stroll from a wide range of local amenities, including supermarkets, shops, cafes, and restaurants, this property offers both convenience and comfort.

The apartment features a spacious and bright lounge/dining area, which opens onto a private balcony, perfect for relaxing or entertaining. The property benefits from full gas central heating and UPVC double glazing throughout. We highly recommend a viewing to fully appreciate the charm and appeal of this property, which is AVAILABLE IMMEDIATELY.

The accommodation briefly comprises: an entrance hall with a useful storage cupboard, a generous lounge/diner leading to the balcony, a fitted farmhouse-style kitchen, a modern bathroom suite with a shower over the bath, and two well-proportioned bedrooms, both offering plenty of wardrobe space.

EPC Rating: TBC

Council Tax Band: B



Rooms

Internal Hallway

The welcoming hallway features a glass panel that connects to the lounge, allowing natural light into the space. Decorated in neutral tones with stylish laminate wood-effect flooring. Additionally, a convenient full-height cupboard offers excellent storage space.

Lounge/Diner

The bright and spacious lounge/diner boasts large windows that overlook Lord Street, filling the room with natural light. Decorated in neutral tones and featuring laminate wood-effect flooring. A beautiful polished fireplace surround with an electric fire adds a touch of charm. Access is provided through a glass door, leading to a well-proportioned balcony with a sleek glass balustrade.

Kitchen

This well-presented farmhouse-style kitchen features a range of base and eye-level units, complemented by a stainless steel sink with a chrome mixer tap. Cooking facilities include a freestanding gas oven and a canopy extractor fan for extra ventilation. There is also ample space for under-counter appliances, offering added convenience. The space is decorated neutrally with cream metro tiles to counter areas and tiled flooring.

Bathroom

This modern three-piece bathroom suite includes a WC, a pedestal hand wash basin, and a full-sized bath with an electric shower and shower curtain. The space is finished with neutral tiles on the walls and floors, creating a clean and contemporary look. Additional features include a large airing cupboard, a mirrored medicine cabinet, and an extractor fan for added convenience.



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Bedroom One

This well-presented master bedroom is decorated in neutral tones and features wood-effect fitted wardrobes and drawers, offering excellent storage space. A large window overlooks the balcony, allowing natural light to fill the room.

Bedroom Two

A second double bedroom, featuring neutral decor, fitted carpeting, and generous storage space.



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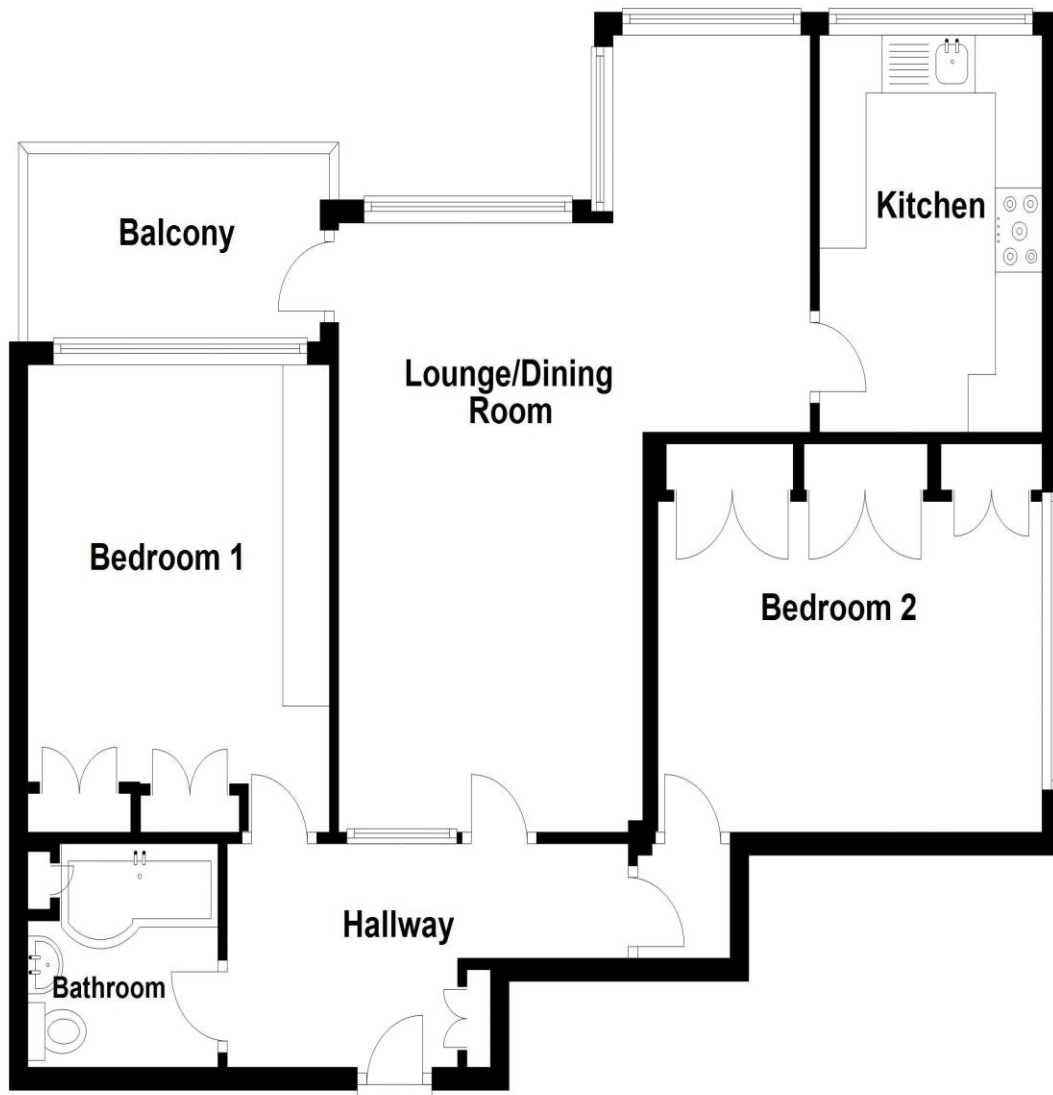
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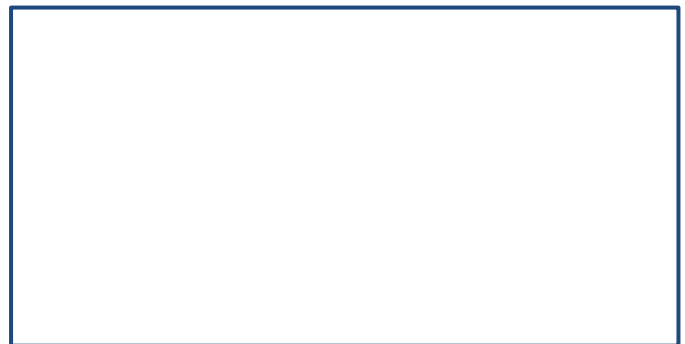
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Ground Floor



Additional Information

EPC:
Council Tax Band: B
Tenure: Leasehold



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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