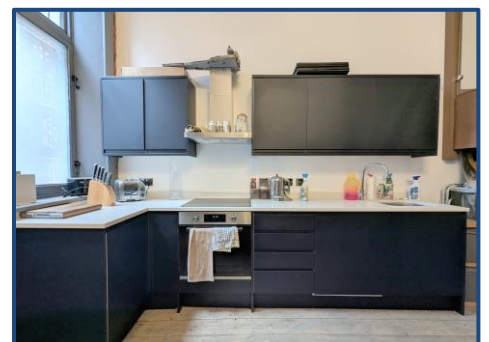
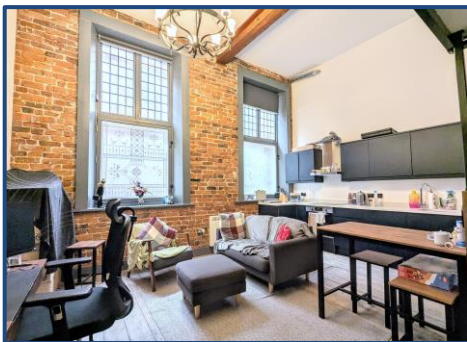


Ground Floor Apartment, Craft Court, Lord Street, Southport. Merseyside. PR9 **£750.00PCM**



KEY FEATURES:

- Ground Floor Apartment • Additional Fixed Fee Utility Bills (Excluding Council Tax) • Available Early April - Minimum 12 month tenancy
- Industrial Style Apartment with High End Fixings • Characterful Features Throughout • Double Height Ceilings • Carpeted Mezzanine Level • EPC RATING : E •

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Property Description

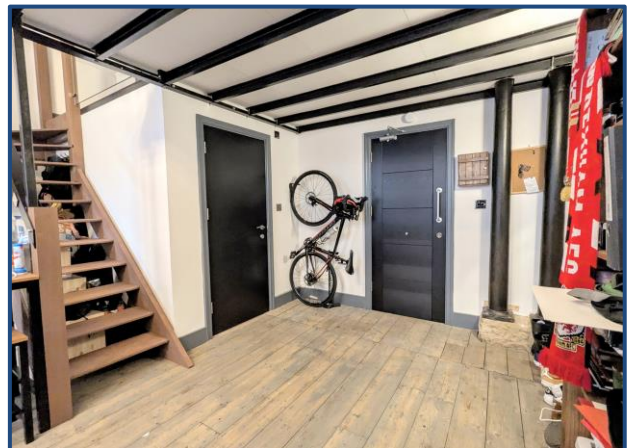
Situated in the heart of Southport Town Centre, this stylish studio apartment with mezzanine level is offered UNFURNISHED with ADDITIONAL FIXED UTILITY BILLS including electricity & water (£125.00) - council tax payable separately.

This unique property boasts an array of Industrial/Victorian character features and luxury fixtures and fittings. Close to local shops, transport links and amenities, this property offers convenience to all. This apartment briefly comprises of: entrance area (underneath mezzanine level), living space with matt finish fitted kitchen containing integrated fridge, ceramic hob & electric oven, luxury bathroom containing large low level shower tray with thermostatic shower, wash hand basin and toilet. Open staircase with iron glass balustrade rising to the carpeted mezzanine level providing additional space for storage or as a sleeping area -Please note, there is modern wall mounted electric heating throughout the apartment. Please note, this unit does NOT contain furniture. Minimum tenancy is 12 months.

A communal washroom is available for tenant use, with coin payment accepted per cycle.

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 from early April and will be managed direct by the landlord.



Rooms

Entrance Area

Situated underneath the mezzanine area is a welcoming space decorated neutrally with well preserved wooden flooring.

Living Area

This charming double-aspect living space is beautifully designed with a neutral palette and an industrial-chic flair, featuring striking exposed brickwork and impressive wooden and iron beams. The open layout allows for effortless separation into distinct dining and lounge areas, while large stained-glass sash windows flood the space with natural light, enhancing the room's airy and inviting atmosphere.

Kitchen Area

A sleek and modern kitchen featuring matte-finish base and eye-level cabinets, complemented by a solid quartz worktop and inset sink. The cooking area is equipped with a four-ring electric glass hob and a low-level electric oven with extractor fan. An integrated low level fridge is present.

Bathroom

This beautifully presented shower room features a sleek three-piece suite, including a spacious low-level shower tray with a large glazed screen and a thermostatic shower, a pedestal sink, and a modern WC. The space is elegantly tiled with high-gloss, stone-effect ceramic tiles on both the walls and floors. Additional touches include an electric heated towel rail and an extractor fan.



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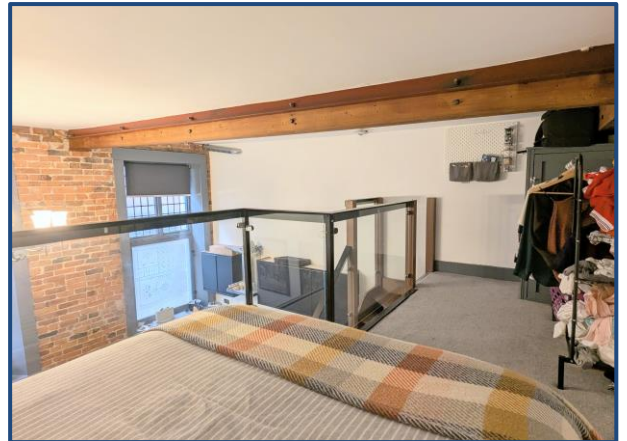
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Mezzanine Area

This distinctive open-plan mezzanine is accessed via a custom-designed stairwell. The space is tastefully decorated in neutral tones and features fitted carpeting throughout. An industrial-style glass balustrade surrounds the area. Please note, this space has reduced headroom to areas.

Communal Laundry Room

A handy communal laundry room containing multiple coin fed washing machines and dryers.



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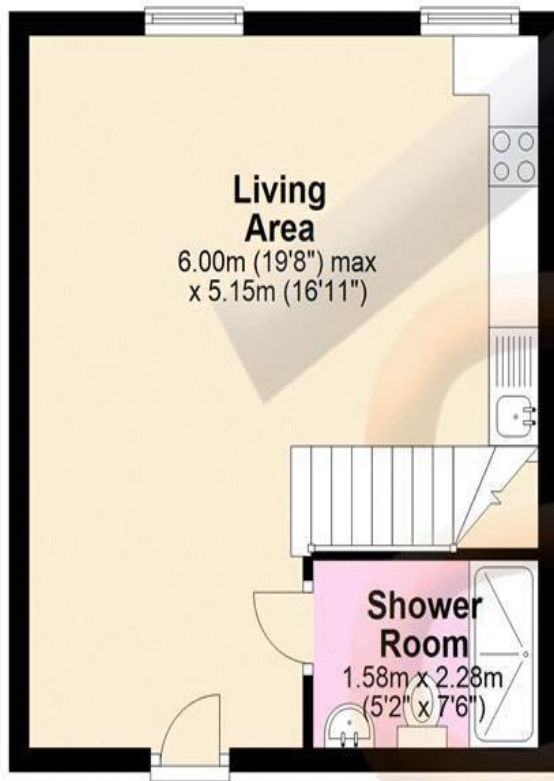
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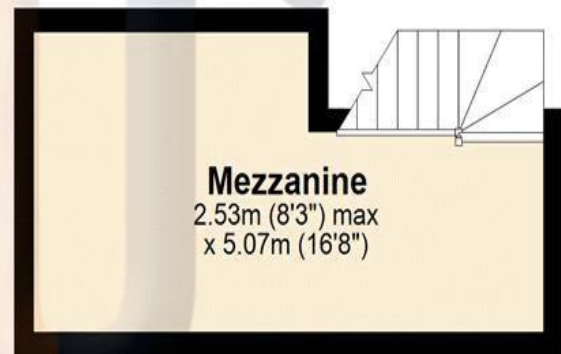


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Ground Floor



First 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: E

Council Tax Band: A

Tenure:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	46 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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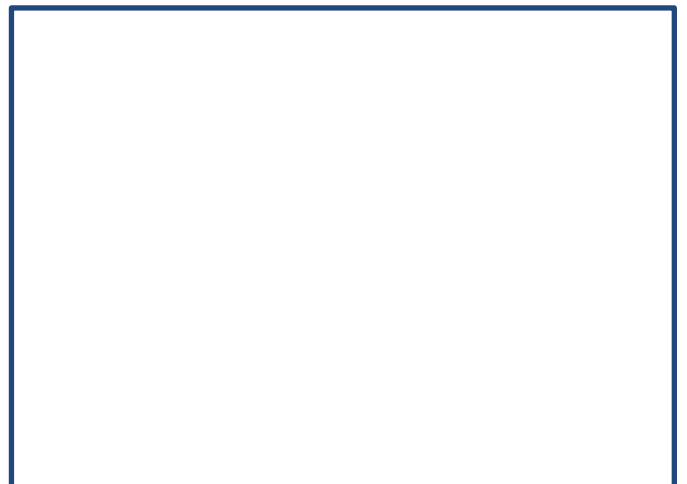
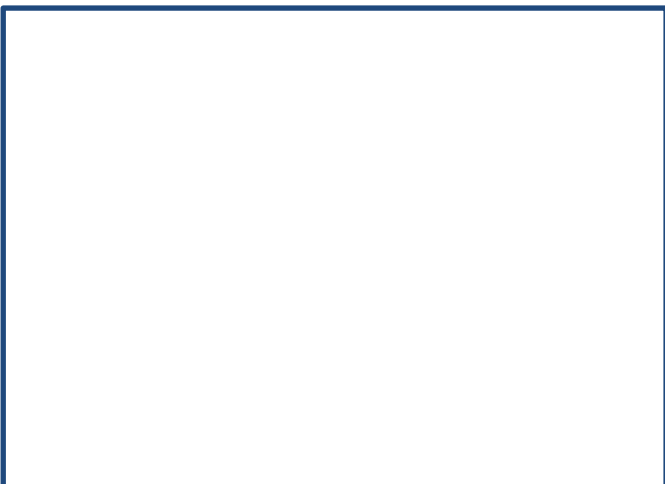
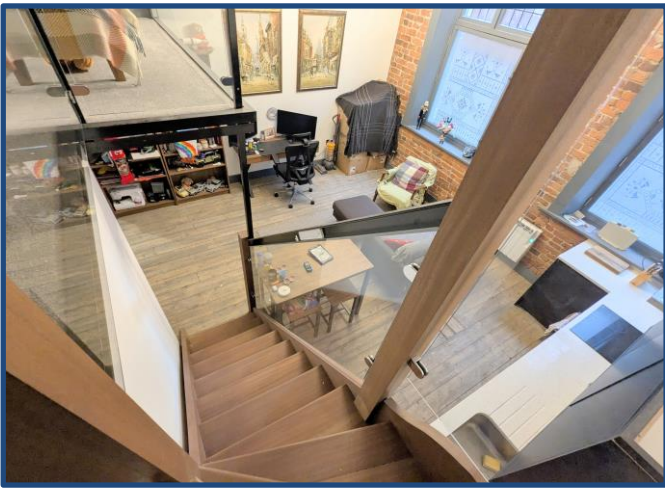
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