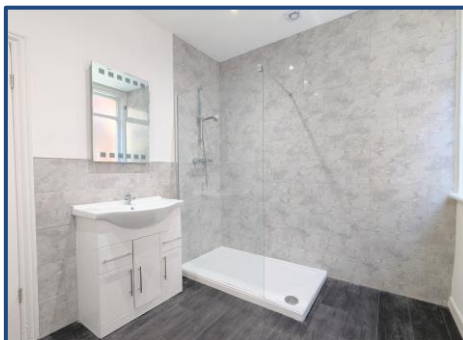
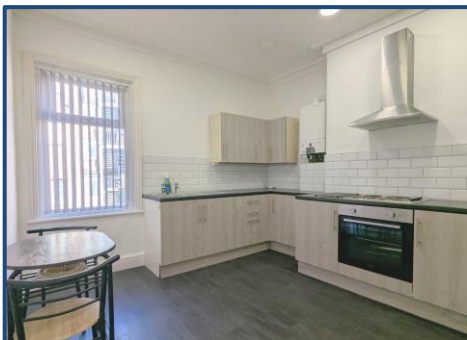


**King Street, Southport Centre, Merseyside,
PR8** Monthly Rental Of **£795.00**



KEY FEATURES:

- Vast Living Space • Three Bedrooms • Located Across Three Floors • Private Rear Courtyard • Private Entrance • Modern Bathroom & Kitchen • Town Centre Location • Gas Central Heating •

Sales

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Rentals

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Property Management

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**The Property
Ombudsman**

Property Description

Anthony James is delighted to offer this spacious three-bedroom apartment, ideally located on King Street, just moments from a wide range of amenities such as supermarkets, shops, restaurants, and cafes. The property also benefits from excellent transport links, providing easy access by road and rail to Liverpool, Preston, Manchester, and nearby areas. Additional features include a rear courtyard, gas central heating, and UPVC double glazing. We highly recommend viewing this expansive apartment to truly appreciate its size.

The property briefly comprises a private rear entrance via a secure courtyard gate, leading to an entrance hallway and stairwell that ascends to the first floor. Here, you'll find a spacious front-facing lounge/dining area, a modern shower suite, and a contemporary kitchen/diner. The first floor also features a generously sized bedroom. A further stairwell leads to the second floor, where you'll find an additional double bedroom and a single bedroom.

Council Tax Band : A

EPC Rating : C Please note, this property is managed directly with the landlord.

Access is provided via passageway to the left of the building leading to large secure black gate.



Rooms

Entrance Hall

A private entrance hall featuring plumbing points for a washing machine, finished in neutral tones and newly laid carpets. The space is bright and airy due to five large skylights.

First Floor Landing

An internal hallway offering access to all rooms within the property, decorated in neutral tones and featuring newly fitted carpets.

Lounge Area

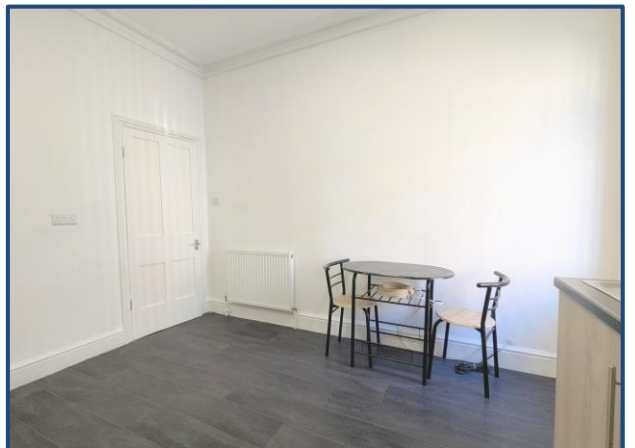
A spacious and light-filled reception room overlooking King Street, decorated in neutral tones with fitted carpets. The room also features a charming decorative fireplace and original coving to the ceilings, adding a touch of character.

Dining Area

Accessible through a generous alcove from the lounge, the well-proportioned dining area is decorated in neutral tones with fitted carpets.

Kitchen

A well-presented, neutrally decorated kitchen featuring base and eye-level cabinetry in a wood-effect laminate, complemented by dark countertops and a stainless steel sink. The cooking facilities include a four-ring electric hob, a low-level electric fan oven, and an extractor fan. There's ample space for a freestanding fridge/freezer and a small dining table. The kitchen is finished with modern white metro tiles along the countertops and vinyl tile-effect flooring. Please note, the combi boiler is housed within this room.



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**The Property
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Bedroom One

A spacious bedroom conveniently located on the first floor, decorated in neutral tones with fitted carpets. Additional features include an alcove cupboard with multiple shelves for extra storage.

Second Floor Landing

The stairwell ascends to the second floor, featuring an ornate balustrade. The area is decorated in neutral tones and includes newly fitted carpets.

Bedroom Two

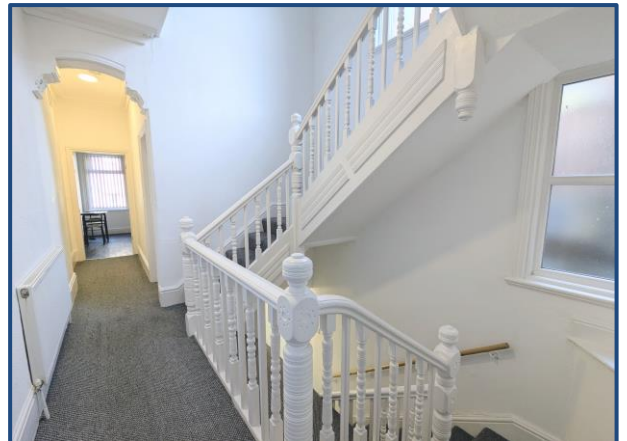
A double bedroom overlooking the rear of the property, decorated in neutral tones with fitted carpets. Please note, there is reduced headroom in the corners.

Bedroom Three

A further single bedroom, decorated in neutral tones with fitted carpets. Please note, there is reduced headroom in the corners.

External

A well-maintained courtyard featuring wooden-clad brick walls and a concrete floor. A large iron privacy gate offers enhanced security, while two buildings provide sheltered spaces for additional storage.



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The Property
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Additional Information

EPC: C

Council Tax Band: A

Tenure: Leasehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 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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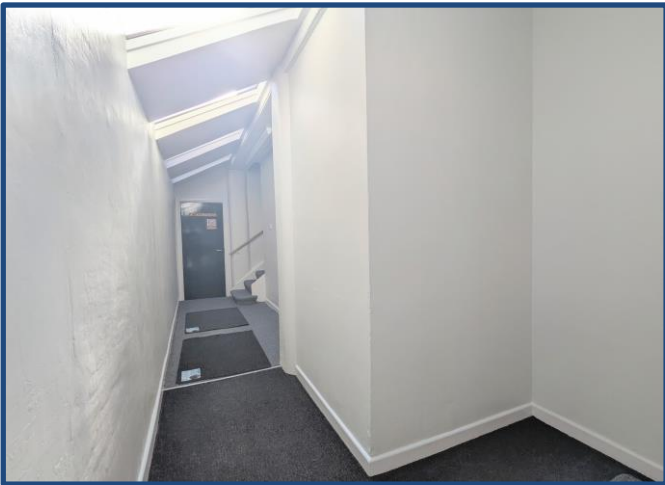
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