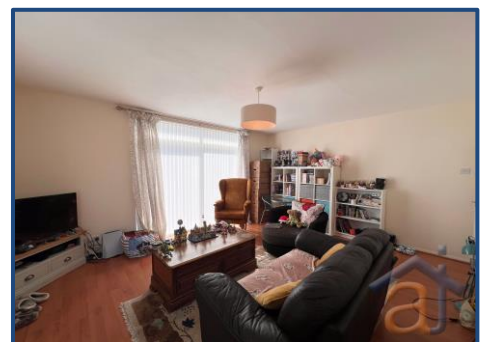
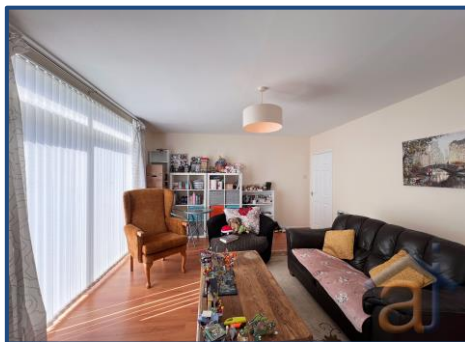
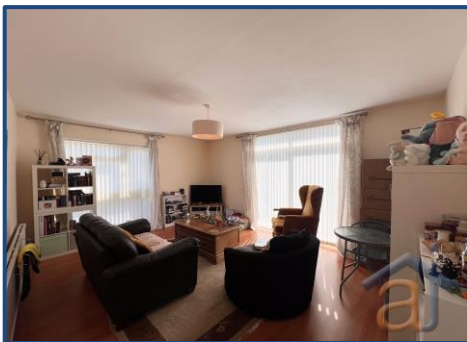


Hesketh Links Court, Cambridge Road, Southport, PR9 **Monthly Rental Of £795**



KEY FEATURES:

- Top Floor Apartment • Spacious Lounge • Balcony • Two Double Bedrooms • Fitted Kitchen • Three Piece Bathroom • Off Road Parking
- Available Middle of July •

Sales

T: 01704 550048

E: sales@ajestateagents.co.uk

naea | propertymark

PROTECTED

Rentals

T: 01704 543434

E: rentals@ajestateagents.co.uk

arla | propertymark

PROTECTED

Property Management

T: 01704 545800

E: pm@ajestateagents.co.uk



**The Property
Ombudsman**

Property Description

Situated in the highly sought-after Hesketh Park area, this well-presented top-floor two-bedroom apartment offers a perfect blend of modern living and everyday convenience. Set within a quiet residential development, the property enjoys a peaceful setting while being just a short stroll from the scenic green spaces of Hesketh Park, as well as a variety of local amenities including shops, cafes, and public transport links. The apartment benefits from bright and airy interiors, stylish finishes, and well-proportioned rooms throughout. With two comfortable bedrooms, a spacious living room, a well-equipped kitchen, and a modern bathroom, this home provides everything needed for a relaxed and contemporary lifestyle. Please note: the apartment is located on the top floor and the building does not have a lift. Offered unfurnished and available from mid-July, this property presents a fantastic opportunity to enjoy life in one of Southport's most desirable neighbourhoods.

Rooms

Hallway

Step into a welcoming hallway featuring stylish laminate flooring and soft neutral décor, creating a bright and modern first impression. Elegantly lit by two contemporary pendant lights, the space feels both warm and inviting. Practicality meets convenience with two generously sized storage cupboards, ideal for keeping things tidy and organized. A secure intercom system adds peace of mind, enhancing both safety and ease of access.

Living Room

This bright and spacious living room is beautifully presented with sleek laminate flooring and neutral painted walls, offering a versatile canvas to suit any style. Flooded with natural light from two large windows, the space feels open and airy throughout the day. A contemporary pendant light adds a stylish touch, while a radiator ensures comfort all year round — perfect for relaxing or entertaining.

Kitchen

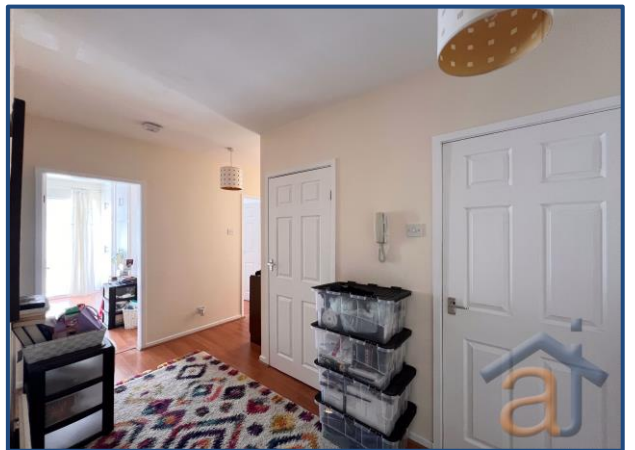
This well-appointed kitchen combines style and functionality, featuring modern laminate flooring and neutral painted walls that create a fresh and welcoming atmosphere. Ample wall and base units provide generous storage, complemented by integrated appliances including a fridge, freezer, and washing machine. A single bowl sink with drainer is perfectly positioned beneath a window, filling the space with natural light. The kitchen also boasts a gas hob and oven, ideal for home cooking. With plenty of room for a dining table and a radiator to keep things cosy, this is a perfect space for both everyday living and entertaining.

Bedroom 1

This bright and comfortable bedroom features sleek laminate flooring and soft neutral walls, offering a calm and contemporary feel. A large window fitted with both blinds and curtains allows for plenty of natural light while giving you full control over privacy and ambiance. The room is illuminated by a modern pendant light with a classic shade, adding a warm touch. Practical integrated storage helps keep the space clutter-free, while a radiator ensures year-round comfort — making this an ideal retreat for rest and relaxation.

Bedroom 2

The second bedroom is a stylish and versatile space, complete with contemporary laminate flooring and a soft, neutral décor. A pendant light with a classic shade adds a cosy glow, while the window—



Sales

T: 01704 550048

E: sales@ajestateagents.co.uk



Rentals

T: 01704 543434

E: rentals@ajestateagents.co.uk



Property Management

T: 01704 545800

E: pm@ajestateagents.co.uk

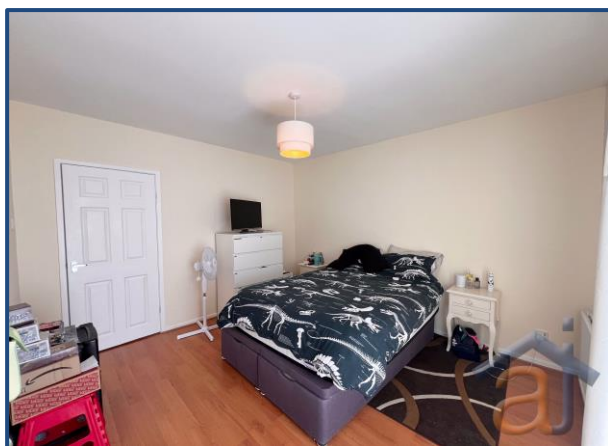


The Property Ombudsman

dressed with both blinds and curtains—offers excellent natural light and privacy. An integrated cupboard provides convenient built-in storage, and a radiator ensures the room stays warm and comfortable throughout the seasons. Perfect as a guest room, home office, or additional sleeping space.

Bathroom

This stylish three-piece bathroom is designed for both comfort and functionality, featuring sleek tiled flooring and fully tiled walls for a clean, modern finish. A frosted window allows natural light to brighten the space while maintaining privacy. The suite includes a contemporary toilet, a wash basin, and a full-sized bathtub with a shower overhead—perfect for both quick refreshes and relaxing soaks. A wall-mounted radiator ensures the room stays warm and inviting year-round.



Sales

T: 01704 550048

E: sales@ajestateagents.co.uk



Rentals

T: 01704 543434

E: rentals@ajestateagents.co.uk



Property Management

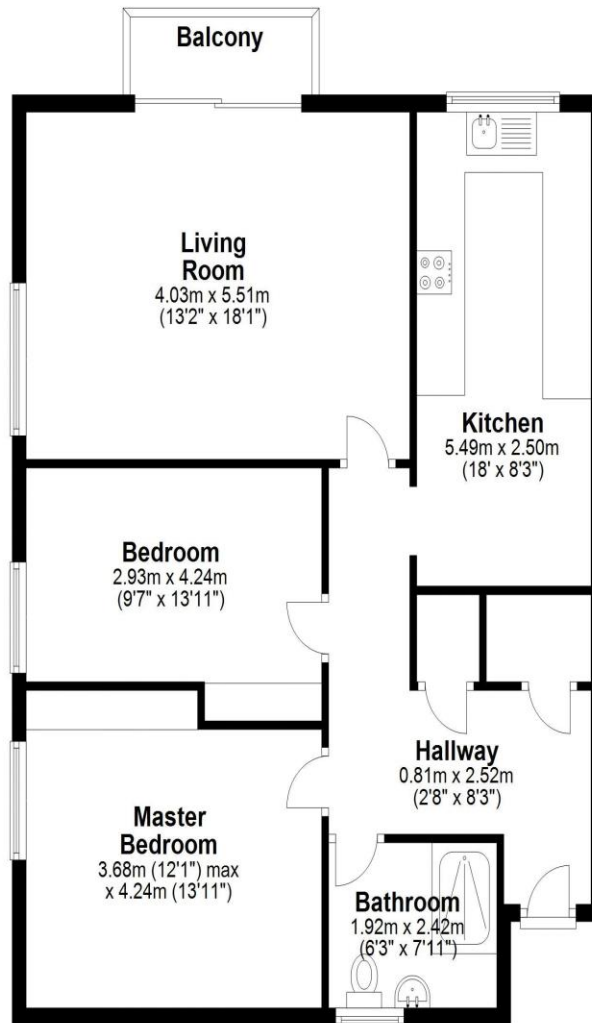
T: 01704 545800

E: pm@ajestateagents.co.uk



The Property Ombudsman

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.

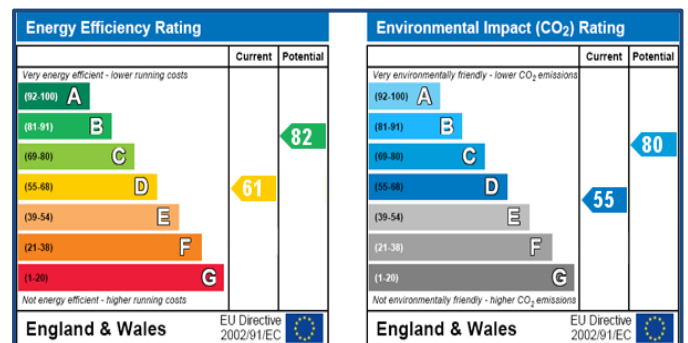
Plan produced using PlanUp.

Additional Information

EPC: D

Council Tax Band: C

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.**

Sales

T: 01704 550048

E: sales@ajestateagents.co.uk



Rentals

T: 01704 543434

E: rentals@ajestateagents.co.uk



Property Management

T: 01704 545800

E: pm@ajestateagents.co.uk



The Property Ombudsman