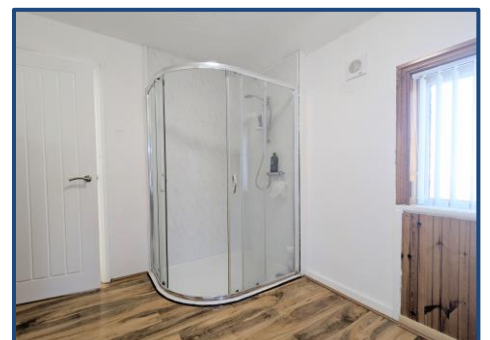
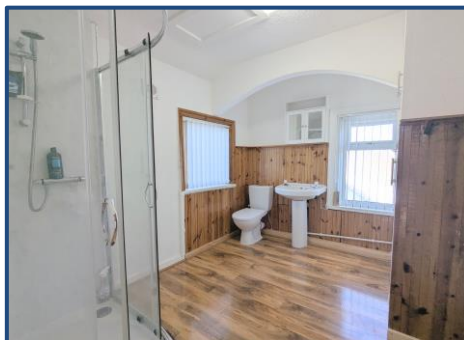
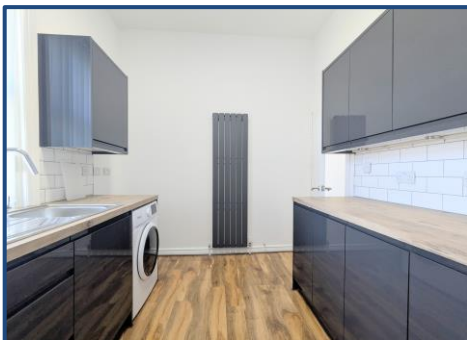


Rufford Road, Crossens, Southport, Merseyside, PR9 **Monthly Rental Of £750.00**



KEY FEATURES:

- Crossens Location • Newly Converted Apartment • Two Bedrooms • Modern Fitted Kitchen • Off Road Parking For One • Neutral Decoration • Gas Central Heating & UPVC Double Glazing • Great Transportation Links •

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**

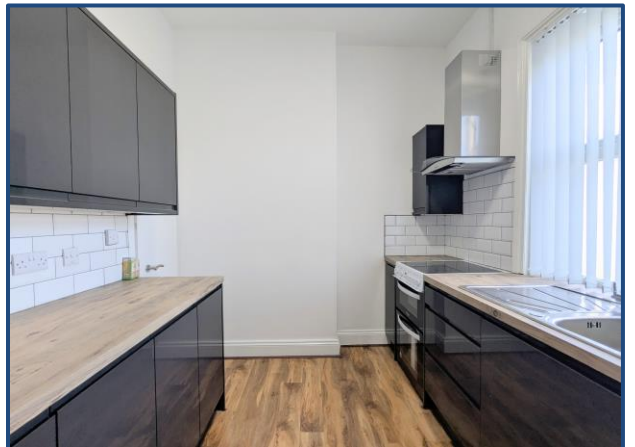
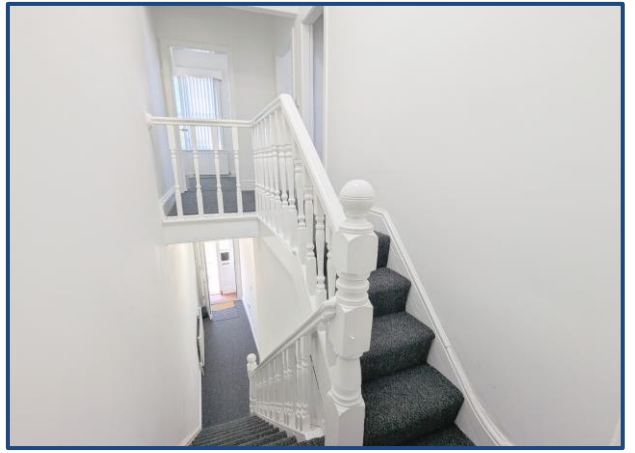
Property Description

Anthony James is delighted to present to the rental market this beautifully presented first-floor, two-bedroom apartment, complete with private entrance and off-street parking for one car. The property enjoys a prime location near the charming Churchtown Village, known for its quaint atmosphere and proximity to the stunning Botanical Gardens. Residents will also benefit from excellent transport links by both road and rail, providing convenient access to Southport town centre, Preston, and Liverpool.

This newly converted apartment offers well-proportioned accommodation with stylish finishes throughout. Upon entering through the private ground floor entrance, stairs lead to a split-level landing that gives access to a modern shower room, a sleek galley-style kitchen, a welcoming lounge, and a single bedroom. A second set of stairs leads to the spacious master bedroom, which offers excellent storage.

Additional features include gas central heating and UPVC double glazing, ensuring comfort and energy efficiency. Please note, this property is not managed by the agent. Parking is available for one standard vehicle only, and commercial vehicles or vans are not permitted on the driveway.

Early viewing is highly recommended to fully appreciate the quality and location of this exceptional apartment.



Rooms

Entrance Hall

Accessed via handy vestibule is a neutrally decorated entrance hall with carpeted stairs leading to the first floor.

Landing

A typical Victorian style split level landing benefitting from neutral decoration and fitted carpets. This space provides access for most areas of the apartment.

Shower Room

A three piece shower suite comprising of large low level shower tray with thermostatic shower, flush button WC & pedestal hand wash basin. The space is decorated with a mix of wooden panelling & aqua panels to wet areas along with high gloss wood effect flooring. A handy integrated cupboard provides extra storage.

Kitchen

A stylishly presented fitted kitchen featuring sleek dark grey high-gloss base and wall units, perfectly complemented by ash-toned wood-effect laminate worktops. The stainless steel sink includes a chrome mixer tap and integrated draining board. Cooking is made easy with a freestanding electric oven and four-ring hob, while a freestanding washing machine is also provided for added convenience (terms apply). The space is neutrally decorated and enhanced by high-gloss wood-effect flooring and contemporary metro-tiled splashbacks. A useful under-stairs storage area is accessible directly from the kitchen, providing extra practicality.

Lounge

A bright and airy front facing lounge decorated neutrally with fitted carpets.



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

Bedroom Two (Single)

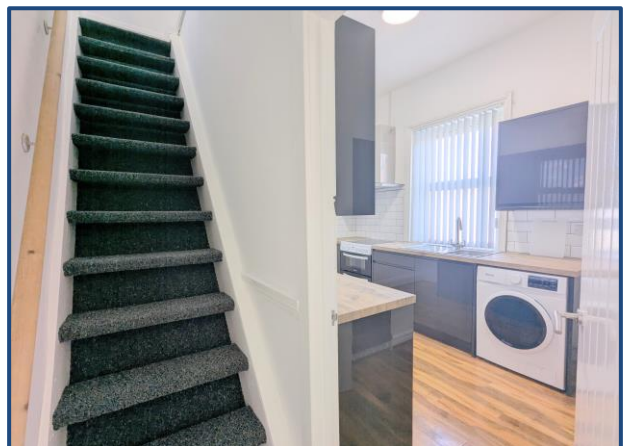
A single bedroom overlooking the front of the property. The space is decorated neutrally with fitted carpets.

Bedroom One (Master)

Stairs from the hallway lead to the master bedroom, thoughtfully positioned in the converted roof space. This bright and airy room is neutrally decorated and fitted with plush carpeting, offering a comfortable feel. Ample eaves storage is seamlessly integrated, making the most of the space while keeping the room clutter-free.

External

To the external you are presented with a charming converted Victorian house containing two apartments. The tenancy includes off street parking for one car along with a bike anchor point (subject to terms). Please note, the gardens are not included within this tenancy.



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**

First Floor

Ground Floor

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:TBC

Council Tax Band: TBC

Tenure: Long Term (Assured Shorthold Agreement)

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



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**

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**