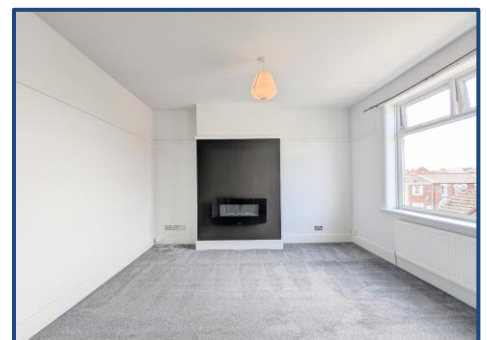


Union Street, Southport, Merseyside, PR9 **Monthly** **Rental Of £825.00**



KEY FEATURES:

- Two Bedroomed Apartment • Stylish Modern Interior • Fantastic Local Facilities • Available Immediately • Located in Town Center • UPVC Double Glazed • Gas Central Heating • EPC Rating: TBC •

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Property Management

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**The Property
Ombudsman**

Property Description

Anthony James are delighted to present to the rental market this stylish two-bedroom second-floor apartment, ideally located on Union Street in the heart of Southport Town Centre. This well-appointed property enjoys a prime central location, placing a wide range of amenities within easy reach. From independent shops, cafés, and restaurants to well-known supermarkets, everything you need is close at hand. Excellent transport links provide convenient access to Liverpool, Preston, Manchester, and surrounding areas, making this an ideal home for commuters and local residents alike.

The accommodation briefly comprises an entrance hall, open-plan lounge and kitchen area, a separate utility room, a contemporary shower suite, and two well-proportioned bedrooms.

Additional features include gas central heating, UPVC double glazing, and a video intercom system at the main entrance.

EPC Rating: To Be Confirmed

Council Tax Band: A

Please note, this property is managed directly by the landlord.



Rooms

Entrance Hall

An inviting entrance hall decorated neutrally with fitted wood effect flooring

Lounge Area

An open aspect lounge featuring neutral decoration and fitted carpets. A wall mounted electric fire provides a modern touch. The space leads through to...

Kitchen

A stunningly presented bespoke kitchen comprising of high gloss base and eye level cabinets with separate breakfast bar/island. Cooking facilities include four ring electric ceramic hob, eye level electric oven & integrated microwave. Additional appliances include a high specification fridge freezer with water dispenser. The space is decorated beautifully with metallic tiled backsplash & wood effect fitted flooring.

Utility Room

A handy separate utility space featuring fitted base cabinets and contains a stainless steel sink. The room is decorated neutrally with fitted wood effect flooring. Access leads out to the fire escape via UPVC door.

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Shower Room

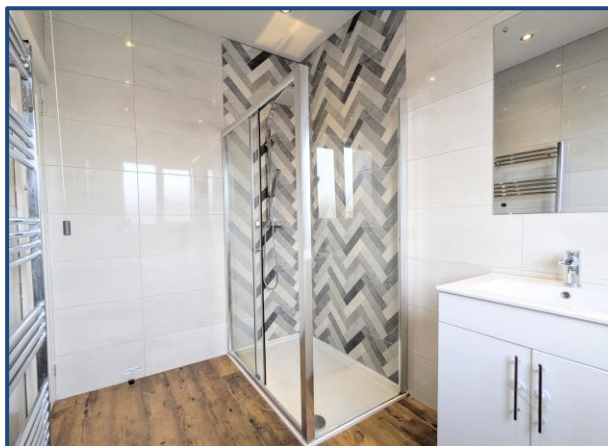
A stunning modern three piece shower suite comprising of low level shower cubicle with large glazed screen and thermostatic shower, WC & sink with vanity unit. Additional benefits include centrally heated towel rail, wall mounted mirror, small adjustable vanity mirror & extractor fan. The space is decorated with tiles to all walls with wooden effect flooring.

Bedroom One

A vast master bedroom decorated in neutral white tones with stunning characterful touches to the ceiling and fitted carpets.

Bedroom Two

A secondary double bedroom decorated in neutral white tones with fitted carpets. A handy integrated cupboard provides extra storage.



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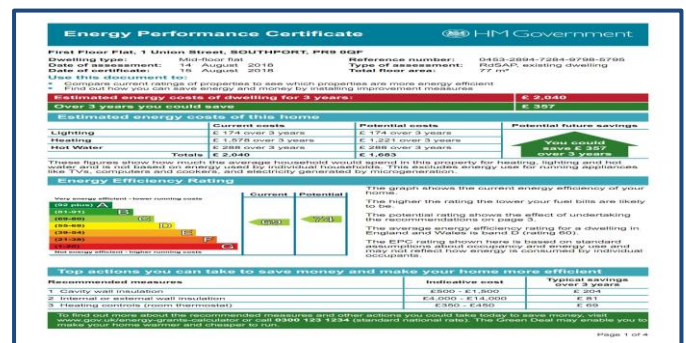
**The Property
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The floor plan shows a property with the following rooms and dimensions:

- Bedroom 1:** 2.75m x 4.87m (9' x 16')
- Bedroom 2:** 3.36m x 3.77m (11' x 12'4")
- Hall:** 4.52m x 1.00m (14'10" x 3'3")
- Lounge:** 3.38m x 3.78m (11'1" x 12'5")
- Kitchen:** 2.00m x 3.78m (6'7" x 12'5")
- Shower Room:** 2.85m x 1.87m (9'4" x 6'2")
- Utility:** 2.70m x 1.82m (8'10" x 5'11")

The plan also indicates the presence of a fireplace in the lounge, a kitchen unit with a sink and four burners, a shower, a toilet, and a washing machine in the utility room. There are two windows in each bedroom and a bay window in the lounge.

Plan produced using PlanUp.





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