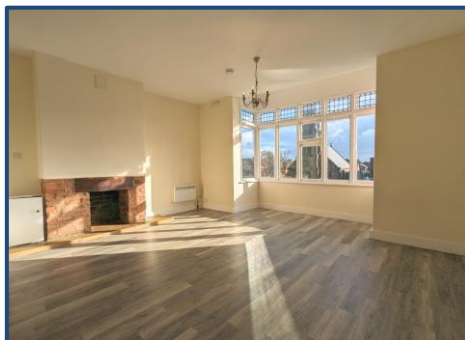


## Second Floor Flat, Craft Court, Southport, Merseyside, PR9 **£550.00PCM**



### KEY FEATURES:

- Second Floor Apartment • Unfurnished • Modern Feel Throughout • Bright and Airy Lounge/Sleeping Area • Southport Town Centre Location • Modern Shower Room • Available Late July - Minimum 12 month tenancy • Characterful Complex •

#### 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 are pleased to present to the rental market a contemporary modern studio second floor apartment located on bustling Lord Street within the heart of Southport Town Centre. Due to its location, the apartment benefits from being close to excellent transport links via rail & road to the surrounding areas. Numerous bars, restaurants & shops are also within walking distance.

The apartment briefly comprises of; Shaker style kitchen, Lounge/bedroom area with low level cupboard & shower room. Additional notable items include electric heating throughout with single glazing.

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

There is no lift within this complex, the apartment is situated up two flights of stairs.

The tenant is liable for all utilities & council tax at this property.

EPC Rating : E

Council Tax Band : A



## Rooms

### **Lounge/Sleeping Area** 18' 4" x 16' 9" (5.6m x 5.1m)

A neutrally decorated bright and airy lounge/sleeping area with hardwood floors & large bay window overlooking Lord Street. Decorative fireplace is also present with low level integrated cupboard.

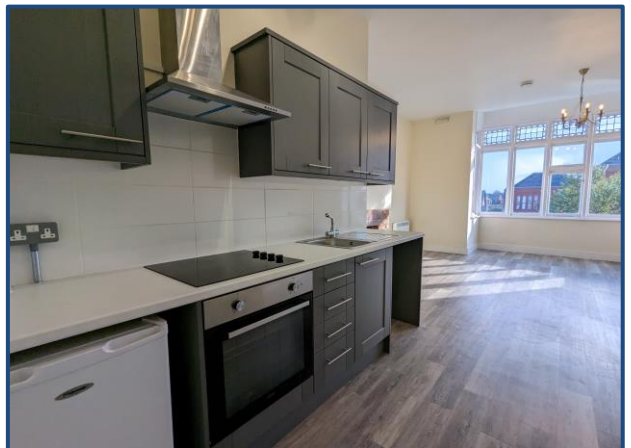
### **Kitchen** 9' 2" x 6' 11" (2.8m x 2.1m)

A modern shaker style kitchen with neutral laminate countertop containing stainless steel sink and ceramic four ring hob. A fan assisted oven is integrated with stainless steel extractor fan. Space is provided for under counter fridge and washing machine

### **Shower Room** 7' 1" x 2' 0" (2.16m x 0.6m)

A quaint floor to ceiling tiled shower room containing three piece bathroom suite comprising of WC, wash hand basin & square shower cubicle with thermostatic shower. Additional benefits include chrome electric heated towel rail.

### **Store Room** 7' 1" x 2' 4" (2.16m x .7m)



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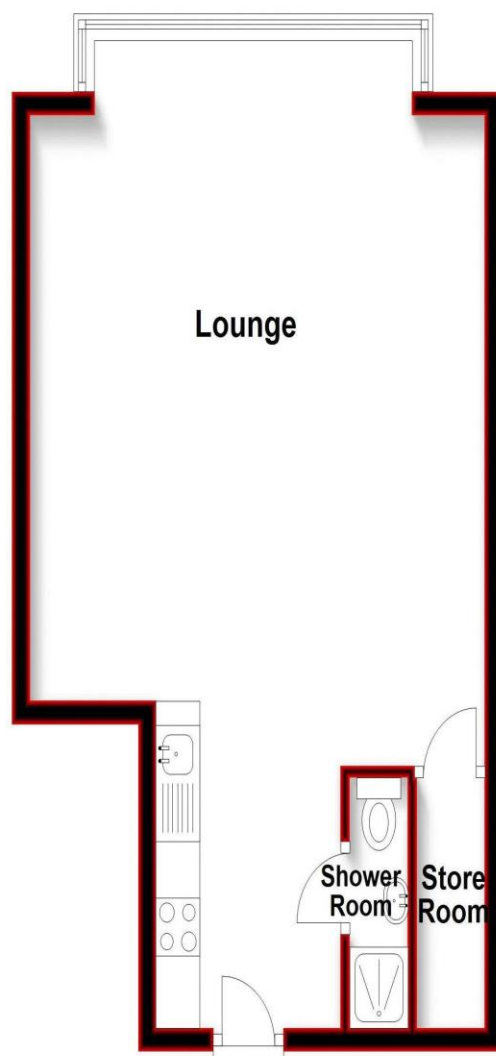
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Approx. 37.8 sq. metres (407.2 sq. feet)



Total area: approx. 37.8 sq. metres (407.2 sq. feet)

**Flat 4 craft, Southport**

#### Additional Information

EPC: E

Council Tax Band: A

Tenure:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	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](http://www.ajestateagents.co.uk) and navigate to Services > Lettings > Tenant Fees.**

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