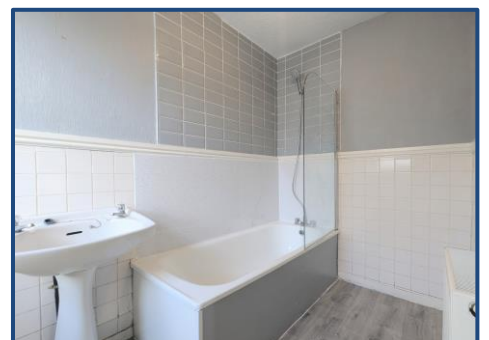


**Scarisbrick New Road, Southport, Merseyside,  
PR8** **Monthly Rental Of £550.00**



**KEY FEATURES:**

- One Bedroom Apartment • Off Road Parking • Bathroom with Shower Over Bath • Great Transportation Links • Neutral Decoration Throughout • Communal Entrance • Gas Central Heating • UPVC Double Glazing •

**Sales**

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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 present to the market this ideally located ground floor apartment, positioned at the corner of Scarisbrick New Road & Ash Street offering a bright and spacious interior, the property retains charming original Victorian features that add character throughout.

Conveniently situated within walking distance of Southport Town Centre, Southport College, and Meols Cop Shopping Park, the apartment also benefits from excellent road transport links.

The property briefly comprises of: entrance vestibule, lounge, kitchen, bedroom & bathroom.

EPC Rating : C

Council Tax Band : B

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



## Rooms

### Lounge

A neutrally decorated lounge containing woven carpets with original Victorian features and large front facing window bay. Access is provided to the kitchen.

### Kitchen

A simple cottage-style kitchen featuring white-painted base and wall units, with laminate countertops and a stainless steel sink. Cooking amenities include a freestanding electric oven with a four-ring hob. Additional appliances include a washing machine, with designated space for a fridge. The kitchen is decorated in neutral tones, with tiled splashbacks around the work areas.

### Bedroom

A well-proportioned double bedroom, neutrally decorated and fitted with woven carpet. A three-pane bay window overlooking the west side of the complex allows for an abundance of natural light. Please note, the combi boiler

### Bathroom

A three piece bathroom suite comprising of WC, pedestal hand wash basin & bath with tap fed shower and glazed screen. The space is decorated neutrally with tiles/aqua panels to wet areas and vinyl wood effect flooring.



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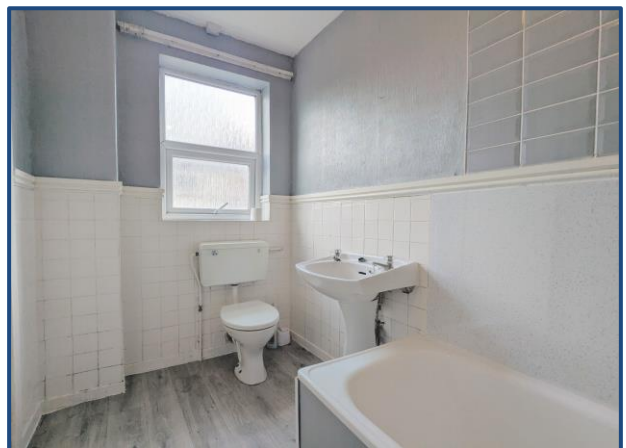
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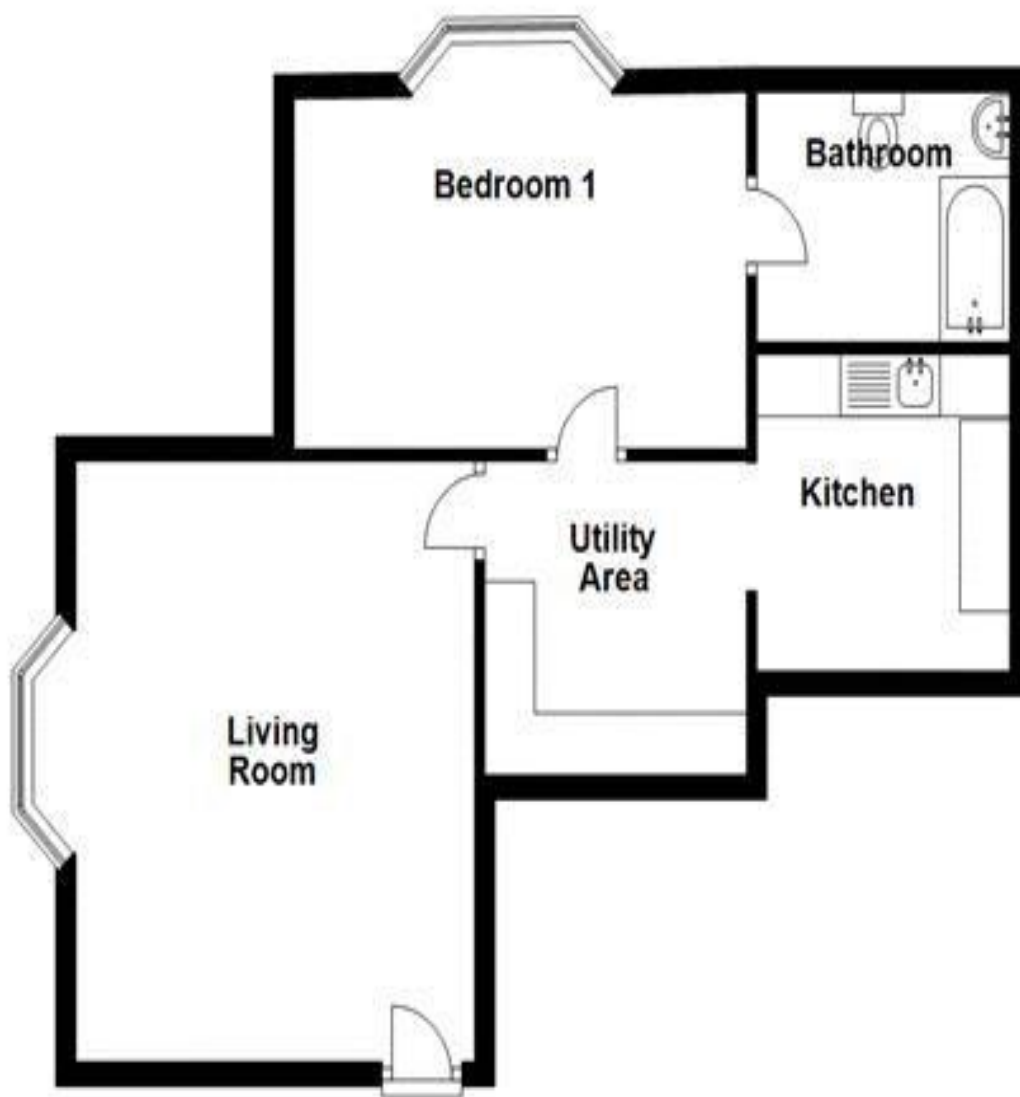
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**The Property  
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## Ground Floor



### 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	75 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](http://www.ajestateagents.co.uk) and navigate to Services > Lettings > Tenant Fees.**

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