

## Homesands House, Park Road, Southport, PR9 **Monthly Rental Of £750**



### KEY FEATURES:

- First Floor Apartment • Hesketh Park Location • Laundry Facilities • On Site House Manager • Over 60's • Available NOW • Minimum 12 Months Tenancy • Close to Local Amenities •

#### 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 offer to the Lettings Market this charming first-floor retirement apartment, ideally located within walking distance of Hesketh Park, Southport Town Centre, and the vibrant village of Churchtown. Designed specifically for those aged 60 and over, this purpose-built retirement community provides secure and independent living, supported by a 24-hour careline system and an onsite House Manager, accessible from multiple points throughout the building and apartment. The welcoming communal spaces encourage socializing and new friendships, while the apartment itself offers the perfect private retreat. Residents enjoy full access to well-maintained gardens, a comfortable lounge, convenient laundry facilities, and lift access to all upper floors. Inside, the apartment features a bright and airy lounge, a separate kitchen, a double bedroom, a bathroom, and a welcoming entrance hallway with ample storage. Please note, there is a minimum tenancy term of 12 months. Experience independent retirement living with the

## Rooms

### Hallway

The room is bright and inviting, featuring soft neutral walls that create a calm and modern atmosphere. A fitted carpet adds warmth and comfort underfoot, while an efficient electric storage heater ensures a cozy space year-round.

### Living Room

A spacious, light-filled lounge boasting a large UPVC double-glazed window that floods the room with natural light while improving energy efficiency. The space is comfortably finished with plush carpeting, ambient wall lighting, and a cozy electric fireplace, creating a warm and inviting atmosphere.

### Kitchen

Well-appointed kitchen fitted with a coordinated range of modern wall and base units, offering ample storage and generous worktop space for meal preparation. Features include a sleek stainless steel sink with single drainer, an integrated electric hob and oven, and easy-to-maintain white tiled walls. Practical vinyl flooring completes this bright and functional space.

### Bedroom

A bright and inviting bedroom featuring a large UPVC double-glazed window that fills the space with natural light while providing excellent insulation. The room is enhanced by a cozy fitted carpet and an efficient electric storage heater, ensuring comfort throughout the year. A classic pendant light adds a touch of elegance, and integrated wardrobes offer convenient, built-in storage—creating a peaceful and welcoming retreat.

### Shower Room

Fitted with three piece suite comprising double shower enclosure with fitted shower over and matching shower base, vanity wash hand basin with storage under and full height ceramic tiling to all walls, close coupled WC



### 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](mailto:sales@ajestateagents.co.uk)

naea | propertymark

PROTECTED

## Rentals

T: 01704 543434

E: [rentals@ajestateagents.co.uk](mailto:rentals@ajestateagents.co.uk)

arla | propertymark

PROTECTED

## Property Management

T: 01704 545800

E: [pm@ajestateagents.co.uk](mailto:pm@ajestateagents.co.uk)

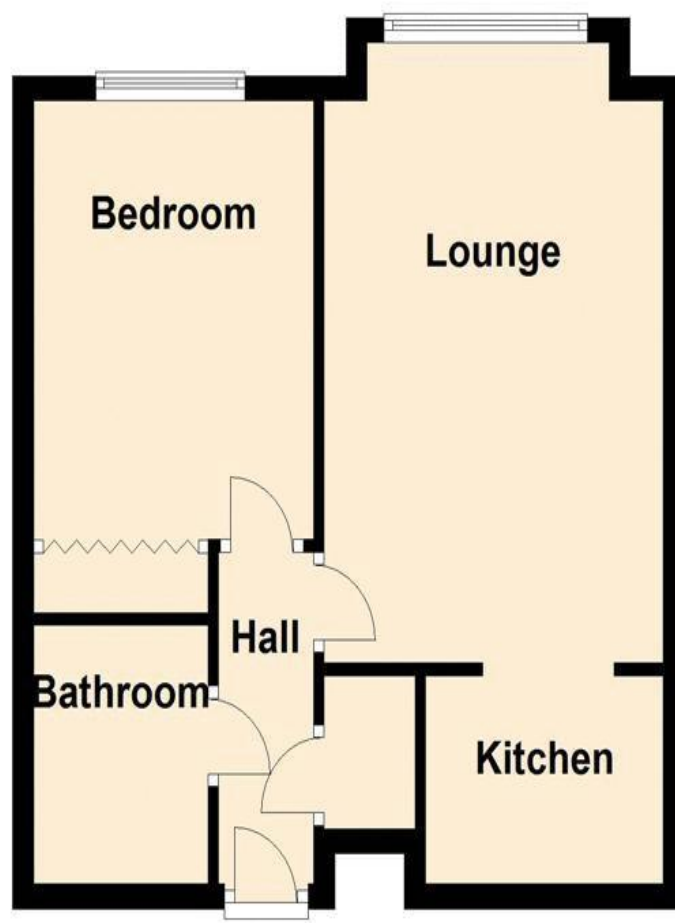


**The Property  
Ombudsman**



## First Floor

Approx. 38.2 sq. metres (411.3 sq. feet)



Total area: approx. 38.2 sq. metres (411.3 sq. feet)

### Additional Information

EPC: C

Council Tax Band: A

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

#### Sales

T: 01704 550048

E: [sales@ajestateagents.co.uk](mailto:sales@ajestateagents.co.uk)



#### Rentals

T: 01704 543434

E: [rentals@ajestateagents.co.uk](mailto:rentals@ajestateagents.co.uk)



#### Property Management

T: 01704 545800

E: [pm@ajestateagents.co.uk](mailto:pm@ajestateagents.co.uk)



**The Property  
Ombudsman**