

Castle Walk, Southport- **£650 per month**



KEY FEATURES:

- NEWLY RENOVATED DEVELOPMENT OF 6 APARTMENTS • TWO BEDROOMED DUPLEX APARTMENT • RECENTLY REFURBISHED • CLOSE TO SOUTHPORT/BIRKDALE STATIONS • MODERN OPEN PLAN KITCHEN/LIVING AREA • AVAILABLE IMMEDIATELY • ALLOCATED PARKING AVAILABLE FOR £50pcm • EPC: B

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

*** NEWLY REFURBISHED DUPLEX * NEWLY CONVERTED DEVELOPMENT * QUIET AND PRIVATE BIRKDALE/SOUTHPORT LOCATION *** Available immediately is this newly fully refurbished duplex apartment situated on the second floor of this new development, conveniently located on a quiet, private pedestrian road directly between the respective Stations, transport links, shops and amenities of Southport Town Centre and Birkdale Village. The property briefly comprises; open plan kitchen/living area and bathroom to the second floor and two bedrooms to the third floor. Managed by landlord, Allocated Parking space available for additional £50pcm. EPC B.

Rooms

Bathroom 5' 7" x 7' 6" (1.70m x 2.29m)

Modern fitted bathroom with partially tiled walls, heated towel rail, three piece suite comprising low level WC, wash hand basin and bath with shower fitting.

Open Plan Kitchen/Living Area 15' 6" x 19' 1" (4.72m x 5.82m)

Open plan kitchen and living area with windows to front, radiator to front, kitchen featuring a matching range of base and eye level units with marble effect splashback and integrated oven, four ring electric hob, mixer sink, extractor hood and space for appliances, stairs to first floor and door to bathroom.

Bedroom 1 17' 5" x 12' 11" (5.31m x 3.93m)

Double bedroom with fitted carpet, radiator to side velux windows to ceiling.

Bedroom 2 9' 1" x 8' 2" (2.78m x 2.50m)

Second bedroom with fitted carpet, velux window to ceiling.



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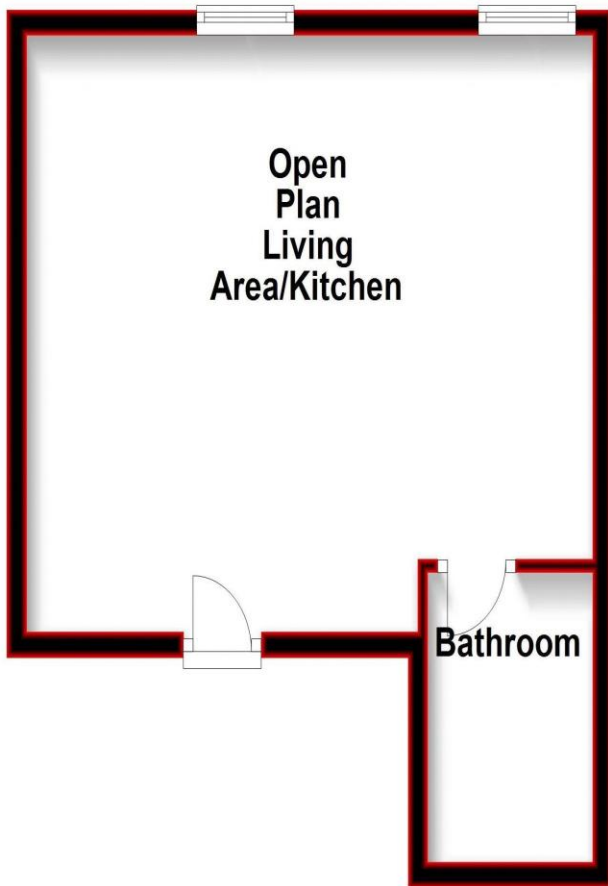
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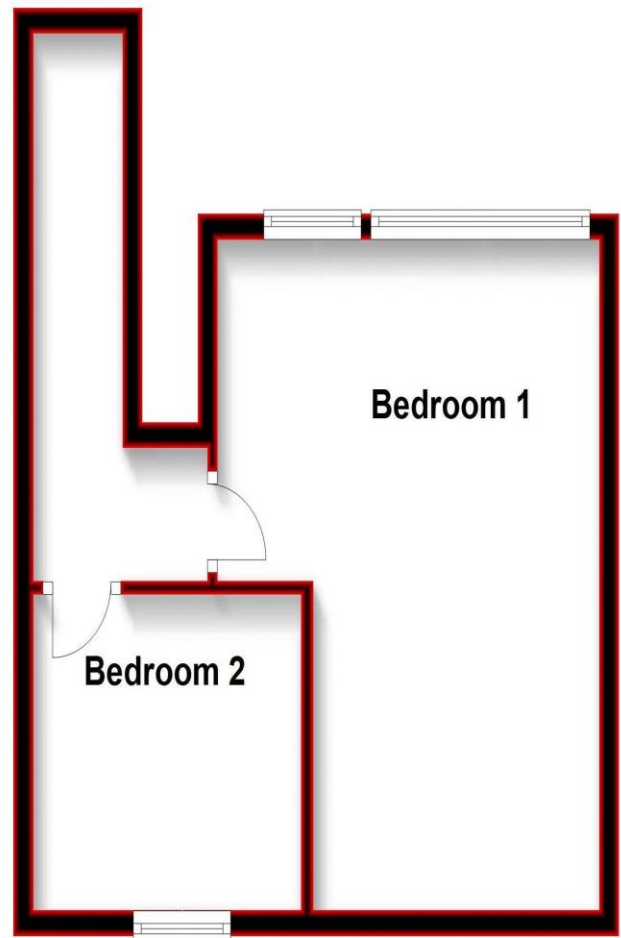
Second Floor

Approx. 30.6 sq. metres (329.2 sq. feet)



Third Floor

Approx. 30.9 sq. metres (332.1 sq. feet)



Total area: approx. 61.4 sq. metres (661.3 sq. feet)

Additional Information

EPC: B

Council Tax Band:

| Energy Performance Certificate | | | |
|--|--------------------|---------------------|----------------------------|
| HM Government | | | |
| Flat 6, 10 Castle View, Southport, Merseyside | | | |
| Building type: | Flat-Floor flat | Reference number: | 8751-7622-6950-1276-4906 |
| Date of assessment: | 01 February 2019 | Type of assessment: | EPBA/AC: existing dwelling |
| Date of certificate: | 08 February 2019 | Total floor area: | 66 m² |
| Use this document to: | | | |
| 1. Compare the energy efficiency of properties to see which properties are more energy efficient | | | |
| Estimated energy costs of dwelling for 3 years: £ 1,020 | | | |
| Estimated energy costs of this home | | | |
| | Current costs | Potential costs | Potential future savings |
| Lighting | £ 180 over 3 years | £ 180 over 3 years | £ 0.00 |
| Heating | £ 810 over 3 years | £ 810 over 3 years | £ 0.00 |
| Hot Water | £ 30 over 3 years | £ 30 over 3 years | £ 0.00 |
| Totals | £ 1,020 | £ 1,020 | £ 0.00 |
| Energy Efficiency Rating | | | |
| | Current | Potential | |
| Energy Efficiency Rating | B | A | |
| This graph shows the current energy efficiency of your flat. The higher the rating the lower your fuel bills are likely to be. The average energy efficiency rating for a dwelling in England and Wales is shown in the middle of the graph. The graph also shows the range of ratings for all dwellings in England and Wales. The graph also shows the range of ratings for all dwellings in England and Wales. The graph also shows the range of ratings for all dwellings in England and Wales. | | | |

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

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