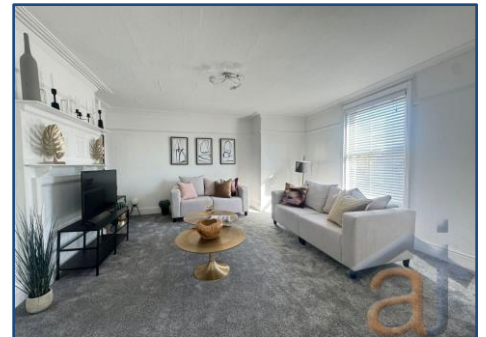


Lathom Road, Southport- **Monthly Rental Of £1,500**



KEY FEATURES:

- Top floor Apartment • Three Bedrooms • Lounge/Dining Area • Fitted Kitchen • Bathroom • Communal Gardens • Great Views over Marine Lake • Available Immediately

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

This large three bedroom apartment is situated close to the Promenade and within walking distance of Southport town center amenities and all transport links. Spectacular views of the Lake. This property is situated on the 2nd floor (no lift) and comprises; communal entrance, private hallway, two double bedrooms plus one single, spacious lounge, fitted kitchen, dining area and bathroom. The property also benefits fantastic views over the Marine Lake. Gas Central Heating. Newly decorated throughout. Available immediately. Sorry no pets/no DSS/ no children. Council tax band: A, This Property is owned by an Employee of Anthony James. The property will be managed by agent. Available Immediately

Rooms

Hallway

UPVC double glazed box bay window to front, ornamental fireplace, radiator, double radiator

Communal Entrance

UPVC door giving access to the communal hall with stairs to the upper floors including

Living Room 15' 10" x 15' 7 (4.83m x 4.76m)

UPVC double glazed window to front, double radiator, fitted carpet, picture rail, coving to ceiling.

Kitchen 13' 8" x 6' 9 (4.16m x 2.05m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge and freezer, oven, four ring gas hob with extractor hood over, uP

Bedroom 1 15' 6" x 13' 3 (4.73m x 4.03m)

UPVC double glazed bay window, two double radiators, fitted carpet, picture rail.

Bedroom 2 15' 1" x 10' 7 (4.6m x 3.22m)

UPVC double glazed window to side with views of coastline, double radiator, fitted carpet

Bedroom 3 15' 1" x 5' 4 (4.59m x 1.62m)

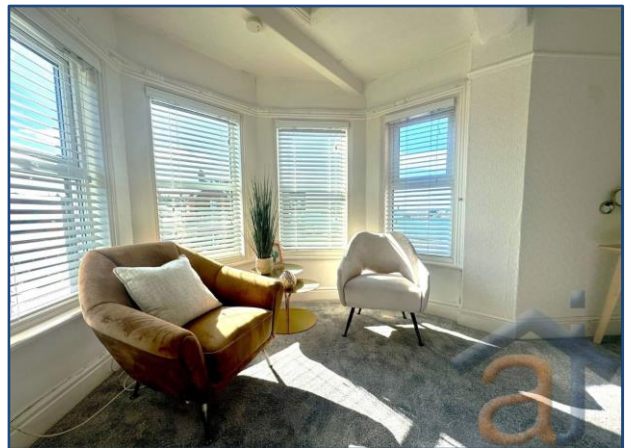
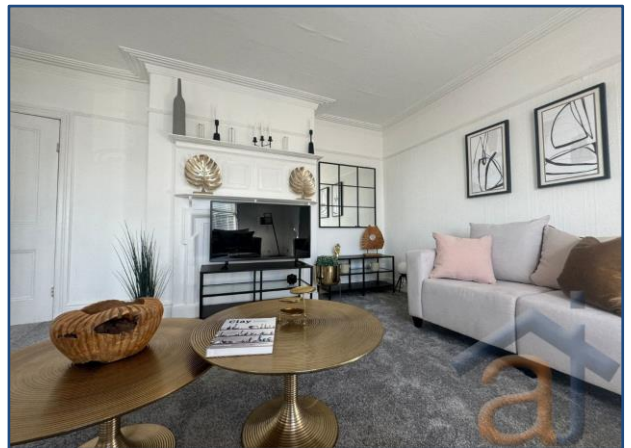
UPVC double glazed window to front, double radiator, fitted carpet.

Bathroom

Fitted with two piece white suite comprising deep panelled bath with separate shower over and pedestal wash hand basin with mirror, tiled surround, extractor fan, uPVC obscure double glazed window to rear, radiator, vinyl flooring.

WC

UPVC obscure double glazed window to rear, fitted with close coupled WC, radiator, vinyl flooring



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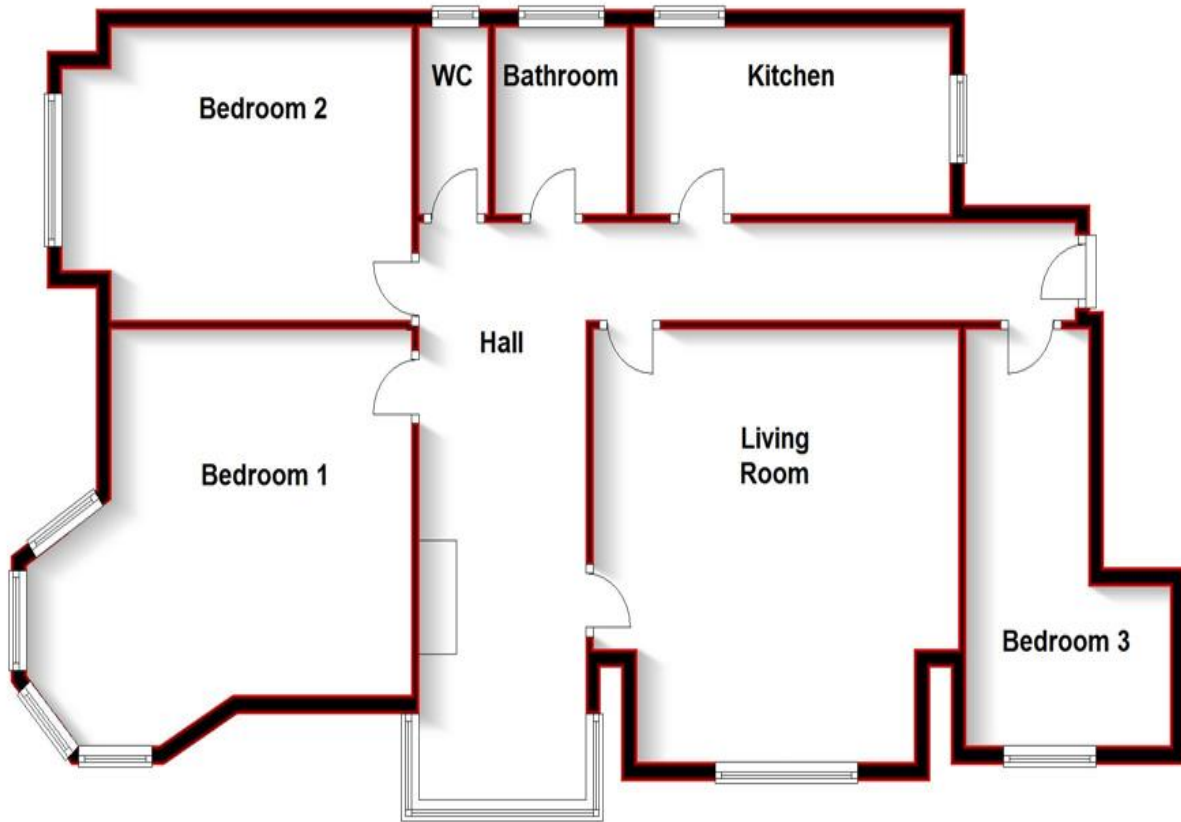
E: pm@ajestateagents.co.uk



The Property Ombudsman

Second Floor

Approx. 102.3 sq. metres (1100.9 sq. feet)



Total area: approx. 102.3 sq. metres (1100.9 sq. feet)

Additional Information

EPC:

Council Tax Band:

Tenure:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		40	43

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	
		35	37

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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