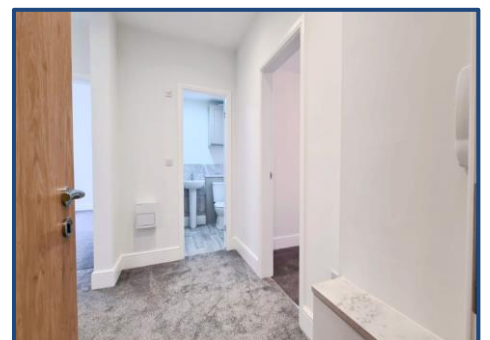
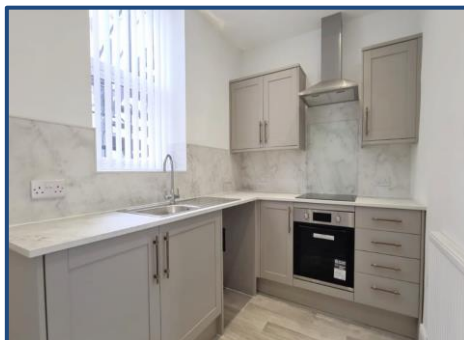
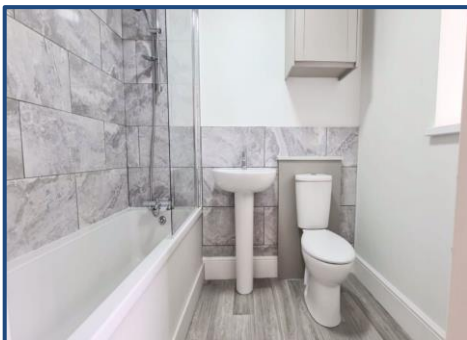


To Let - The Promenade, Southport Central - Two Bedroom Lakefront Apartment **£875.00PCM**



KEY FEATURES:

- Situated Infront Of Marine Lakes • Immaculately Presented Throughout • Stylish Kitchen • Modern Three Piece Bathroom • Unallocated Off Street Parking • Close to Shops, Transport and Amenities • Available Immediately • Council Tax Band: A •

Sales

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E: sales@ajestateagents.co.uk



Rentals

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Property Management

T: 01704 545800

E: pm@ajestateagents.co.uk



**The Property
Ombudsman**

Property Description

A stylish and modern two-bedroom apartment ideally situated in a converted Victorian building. The apartment complex boasts a central location directly opposite The Marine Lakes, whilst being within walking distance of Southport Beach, Pier & Lord Street with its wealth of shopping facilities and local bars and restaurants. Residents can also enjoy a brief stroll to Southport's smallest pub The Lakeside Inn.

The property briefly comprises of: Entrance hall with secure intercom system, spacious lounge, shaker style kitchen with integrated electric oven & high gloss four ring electric hob, master bedroom, secondary bedroom & beautiful three piece bathroom suite with thermostatic shower over bath facilities.

Additional benefits include gas central heating and UPVC double glazing throughout. Off road unallocated parking is available.

Available immediately

EPC Rating : D

Council Tax Band : A

Internal viewing is highly recommended to appreciate the high quality finish of this stunning apartment that has just undergone a complete renovation.



Rooms

Entrance Hallway

An internal hallway comprising of neutral decoration and fitted grey carpets. The fuse box is low level mounted to the wall.

Bedroom Two

A handy secondary bedroom decorated neutrally with fitted carpets.

Bathroom

A beautifully presented bathroom with three piece suite comprising of flush button WC, hand wash pedestal basin & bath with thermostatic shower and glazed screen. A handy cupboard is also present for storage. The room is decorated neutrally with ceramic tiles to wet areas and plaster painted walls. Fitted vinyl is present to the floor.

Lounge

A spacious lounge decorated neutrally with fitted carpets. Access leads through to the kitchen.

Kitchen

A stunning shaker style kitchen comprising base and eye level units with black handles and light marble effect laminate countertops. A stainless steel sink looks towards the window. Cooking facilities include low level electric oven & four ring glass electric hob and extractor fan. Space is provided for a washing machine and fridge freezer. The space is decorated neutrally with marble effect splashbacks & vinyl flooring.

Master Bedroom

A master double bedroom with views looking towards the beautiful Marine Gate Mansions buildings. The space is decorated neutrally decorated with grey fitted carpets.



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Additional Information

EPC: D

Council Tax Band: A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 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 and navigate to Services > Lettings > Tenant Fees.**

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