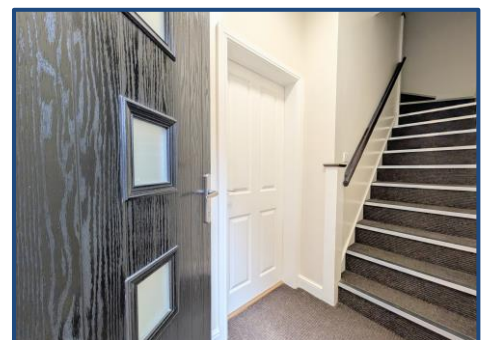
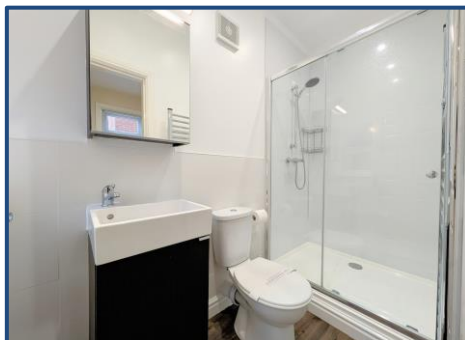


To Let - Upper Aughton Road, Southport - One Bedroom Ground Floor Flat **Monthly Rental Of £650.00**



KEY FEATURES:

- Immaculately Presented • One Bedroom • Ground Floor Apartment • Modern Shaker Style Kitchen • Modern Shower Room • Gas Central Heating & UPVC Double Glazing • Available Immediately • EPC Rating : C •

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 are delighted to bring to the rental market this beautifully presented one-bedroom ground floor apartment, ideally located on Upper Aughton Road just a short stroll from vibrant Birkdale Village. The area offers an array of independent shops, cafés, bars and restaurants, along with convenient rail links to both Liverpool and Southport town centre.

The accommodation comprises: a welcoming ground floor entrance opening into a cozy lounge featuring an understairs nook, perfect for a home office; a stylish shaker-style kitchen; a modern shower room; and a well-proportioned double bedroom.

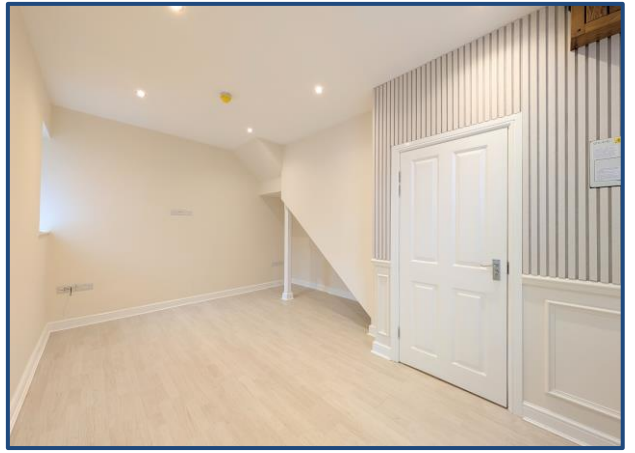
Additional benefits include wall cavity insulation, gas central heating and UPVC double glazing throughout. Early viewing is highly recommended to fully appreciate this lovely home.

Available immediately, subject to referencing.

Suitable for a single occupant or couple only.

EPC Rating: C

Council Tax Band: A



Rooms

Lounge

A welcoming lounge decorated neutrally with laminate wood effect flooring. A useful understairs nook provides an ideal space for working from home whilst wall mounted points/aerial are also present.

Kitchen

A modern and well presented shaker style kitchen boasting base and eye level units in a matt grey finish with dark laminate countertops & stainless steel sink. A low level electric oven is present with integrated four ring gas burner hob. Space is provided for a washing machine and fridge freezer.

Shower Room

A lovely three piece shower room suite comprising of WC, square sink with mixer tap and vanity unit, large glazed shower cubicle with thermostatic shower. Additional benefits include wall mounted mirrored cabinet and centrally heated chrome towel rail.

Bedroom

A rear facing double bedroom decorated neutrally with vinyl wood effect flooring.



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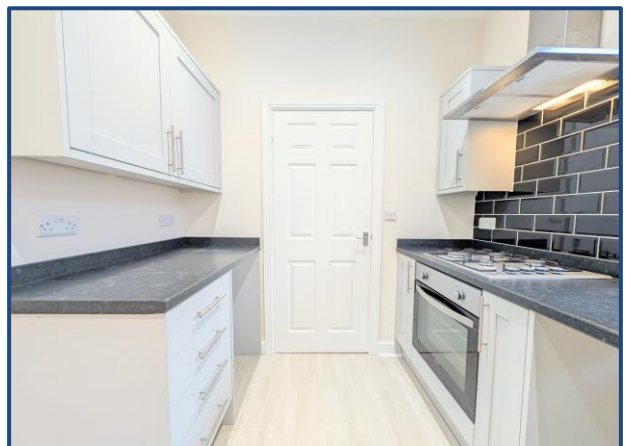
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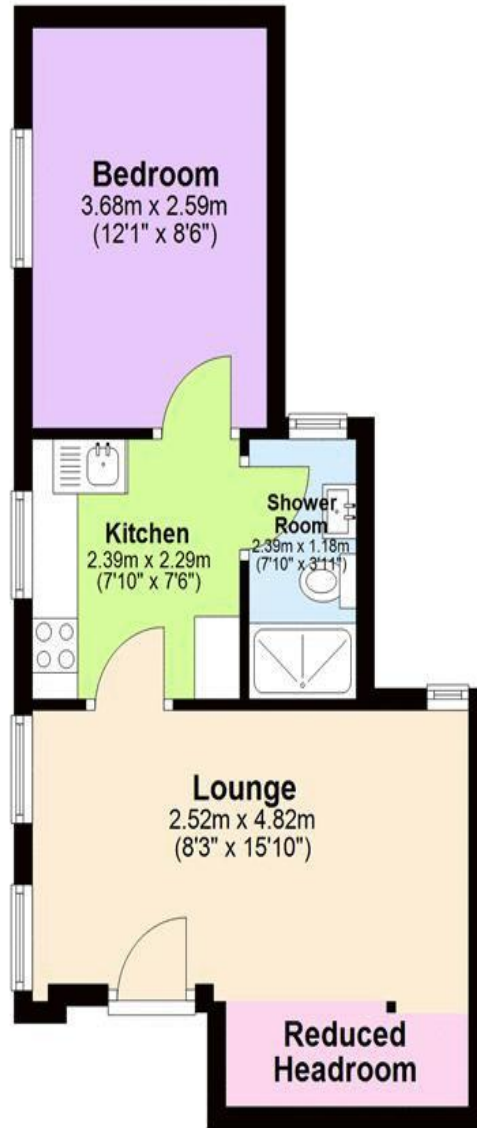
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**The Property
Ombudsman**

Ground Floor



Additional Information

EPC: C

Council Tax Band: A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 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 and navigate to Services > Lettings > Tenant Fees.**

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