

To Let - Littleton Manor, Abington Drive, Banks - Two Bedroom Furnished Apt **£875.00PCM**



KEY FEATURES:

- Two Bedroom Apartment • Fully Furnished • Ground Floor Location • Small Block of Just Four Apartments • Single Allocated Parking Space • Spacious Open Plan Kitchen/Diner • Two Double Bedrooms • Convenient Banks Location •

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Property Description

Anthony James are delighted to offer to the rental market this well-presented ground floor apartment, situated within the sought-after Abington Drive development in the quiet four-apartment complex of Littleton Manor.

Ideally located close to the peaceful village of Banks, the property benefits from easy access to local shops, schools, and everyday amenities, while also offering convenient transport links to Preston, Southport, and Liverpool. The accommodation briefly comprises an entrance hall with storage cupboard, internal hallway, modern shower room, a high-gloss fitted kitchen with open-plan access to the living area, and two double bedrooms.

Further benefits include allocated off-road parking for one standard vehicle to the left of the complex, double glazing, and gas central heating.

The apartment is offered with essential furnishings, including basic kitchen appliances, lounge furniture (incorporating a smart television), and two double beds with mattresses. Please note that some items shown in marketing images may not be present at the time of letting.

The property is available immediately and is managed directly by the agent.

EPC Rating: C

Council Tax: Lancashire County Council – Band B



Rooms

Entrance Vestibule

Hallway

An internal hallway boasting neutral decoration with fitted vinyl flooring. A handy full height cupboard contains handy shelving.

Lounge/Diner

An open aspect lounge/kitchen diner space decorated neutrally with fitted vinyl flooring. Basic furniture includes two seater fabric sofa, ottoman & chair with freestanding lamp. Electrical items include LG smart TV.

Kitchen Area

The open aspect lounge opens into a well presented high gloss kitchen with island style breakfast bar. The kitchen comprises of base and eye level units with laminate counter tops & composite double sink with mixer tap. Cooking facilities include eye level double oven & five ring gas burner hob. Appliances include freestanding washing machine & 70/30 split fridge freezer.

Shower Room

A well presented shower room boasting UPVC clad walls with three piece suite comprising pedestal sink, flush button WC & large shower cubicle with electric shower. Additional benefits include wall mounted shaving outlet & LED lit mirror with centrally heated towel rail.

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Bedroom One

A front facing double bedroom boasting neutral decoration with vinyl flooring. A double bed and wall mounted bedside tables are present along with wardrobes.

Bedroom Two

A secondary front facing double bedroom featuring neutral decoration with vinyl laminate flooring. A handy clothes rail is present for storing clothes.

External

Outside of the complex you will find to the rear a large communal lawn boasting gardeners visiting every two weeks. A single vehicle parking space is provided to the left of the complex.



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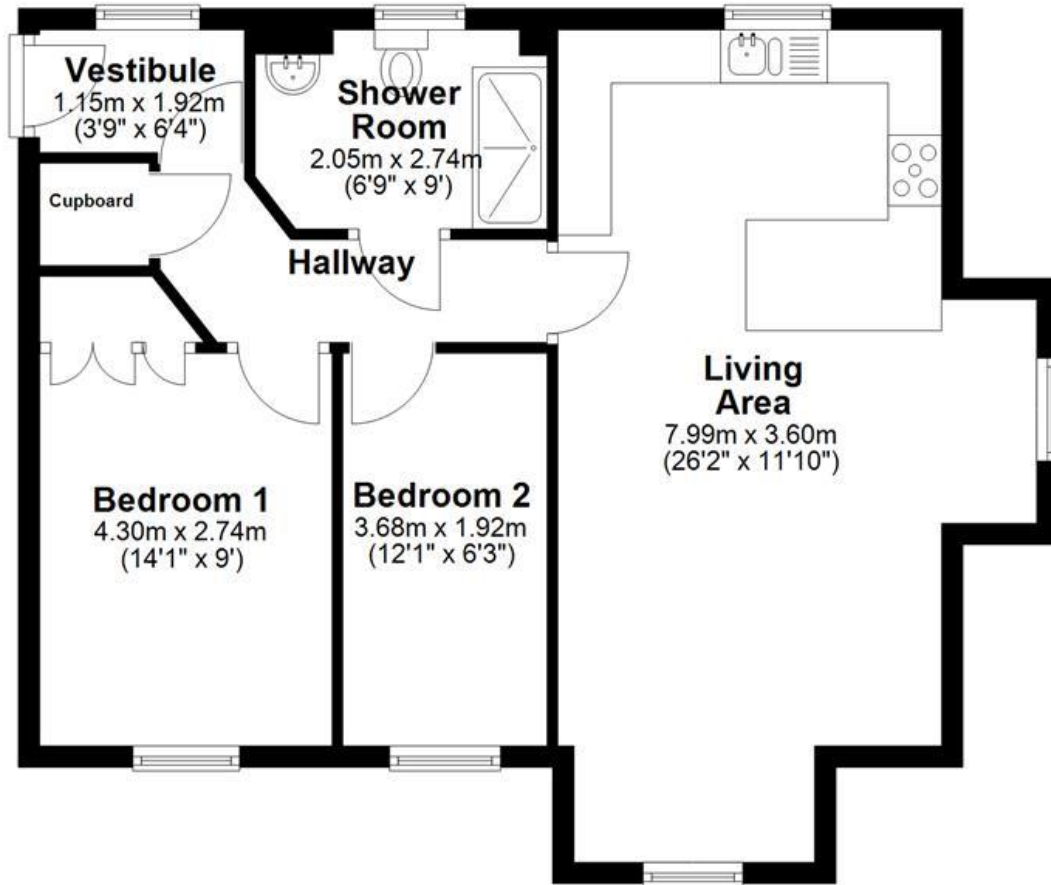
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Ground Floor



"Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser."
Plan produced using PlanUp.

Additional Information

EPC: C
Council Tax Band: B
Tenure:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 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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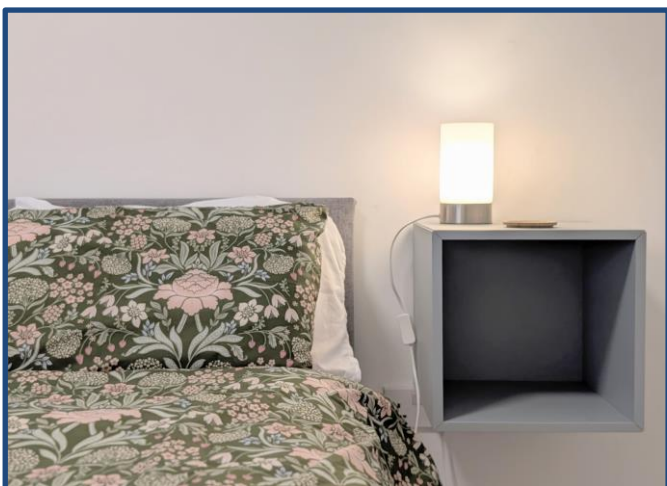


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