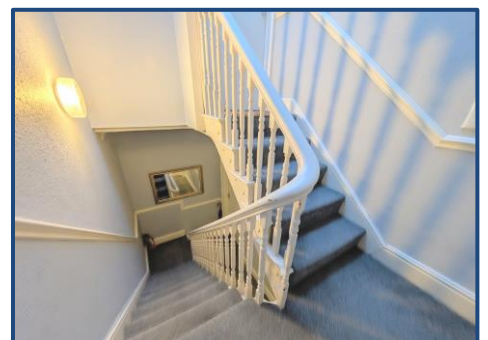
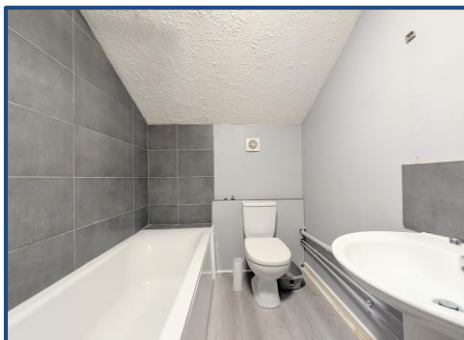


To Let - York Terrace, Manchester Road, Southport - Second Floor Studio Apt **£575.00PCM**



KEY FEATURES:

- Studio Apartment • Available Immediately • Southport Town Centre • Three Piece Bathroom • UPVC Glazing & Gas Central Heating • Convenient Location to Local Amenities • EPC Rating: D • Council Tax Band: A •

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 offer to the rental market this well-presented second floor studio apartment, ideally located within close proximity to Southport Town Centre suitable for single occupants.

The property benefits from an excellent location, with a wide range of restaurants, cafés, bars and popular high-street shops nearby. There are also superb transport links by both road and rail, providing easy access to Liverpool, Preston and surrounding areas. The accommodation briefly comprises a bathroom, high gloss kitchen & living area.

Further benefits include double glazing, gas central heating and unallocated parking available on a first-come, first-served basis.

Available immediately, subject to satisfactory referencing.

EPC Rating: E

Council Tax Band: A



Rooms

Lounge/Bedroom

A bright and comfortable room featuring a rear-facing UPVC double glazed window, providing excellent natural light and energy efficiency. The space is further complemented by central heating for year-round comfort and a quality fitted carpet that adds warmth and style.

Bathroom

Modern three-piece bathroom suite comprising a bath with overhead electric shower, wash hand basin with fitted mirror above, and WC. Finished with stylish tiled surrounds and practical laminate flooring, the space is both sleek and easy to maintain. Additional benefits include storage cupboard with plumbing for a washing machine.

Kitchen

Well-presented kitchen fitted with a matching range of base and eye-level units, complete with worktop space for meal preparation. A stainless steel sink with drainer and mixer tap sits beneath UPVC double glazed side windows, allowing natural light to brighten the room. The kitchen also benefits from a cooker, offering both practicality and convenience.



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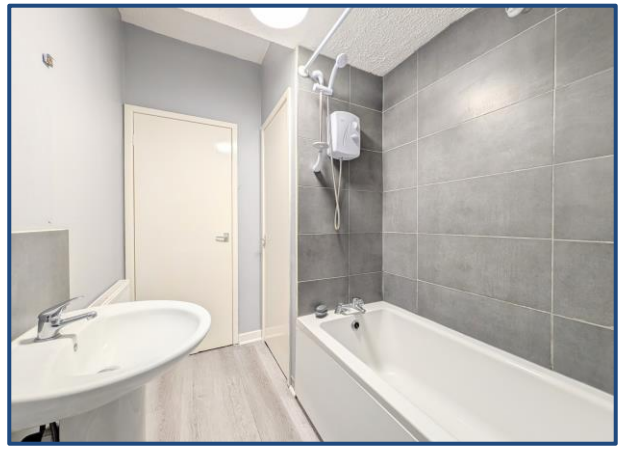
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Property Management

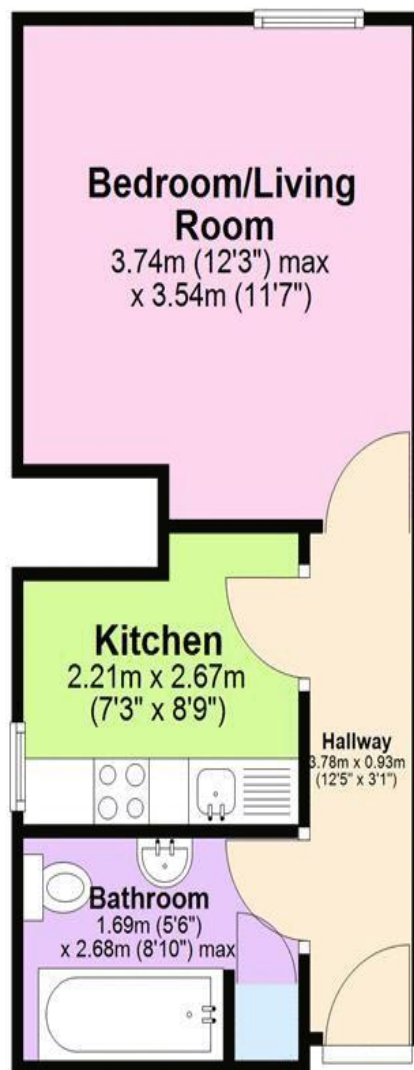
T: 01704 545800

E: pm@ajestateagents.co.uk



**The Property
Ombudsman**

Third Floor



Additional Information

EPC: D

Council Tax Band: A

Tenure:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	65 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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