

## To Let - Park Avenue, Southport - Two Bedroom Duplex Apt £1.100PCM



### KEY FEATURES:

- Two Double Bedrooms • Duplex Apartment • Communal Gardens • Off Road Parking • Hesketh Park Location • Kitchen with Appliances • Available Early March 2026 • EPC Rating : C •



Sales

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Property Management

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Ombudsman

## Property Description

Anthony James are delighted to offer to the rental market this fully furnished two-bedroom duplex apartment, located in the highly sought-after Cavendish Court development on Park Avenue. Ideally positioned, the property is just a short walk from the beautiful green spaces of Hesketh Park and the vibrant Southport Town Centre, which offers a fantastic range of amenities including restaurants, bars, cafés and shops.

The apartment also benefits from excellent road and rail links to Liverpool, Preston, Manchester and surrounding areas. Early viewing is highly recommended to fully appreciate this lovely home.

The accommodation briefly comprises: entrance hall, a spacious kitchen with breakfast bar, WC, and a large, bright lounge/diner. To the next floor there is a landing, a four-piece family bathroom, and two double bedrooms. The development is set within well-maintained lawned gardens and offers off-road parking.

Additional benefits include gas central heating and double glazing.

Available early March 2026

Please note: the landlord manages this tenancy directly.

EPC Rating: C

Council Tax Band: D



## Rooms

### Kitchen 9' 4" x 12' 6" (2.85m x 3.81m)

Fitted kitchen, window to rear, radiator to side, tiled splash back, matching range of base and eye level units with matching range of base and eye level units with complimentary work surfaces and adjoining breakfast bar, integrated mixer sink, fridge, freezer, dishwasher, Belling double oven, five ring gas hob and extractor hood.

### WC/Utility 9' 9" x 6' 4" (2.98m x 1.92m)

WC/utility with two piece suite comprising WC and wash hand basin, washing machine and dryer and wardrobe.



### Living Room 19' 8" x 16' 6" (5.99m x 5.04m)

MEASURED TO FURTHEST POINT: living room with fitted carpet, bay window to front, radiator to rear.

### Bedroom 1 16' 6" x 13' 5" (5.04m x 4.10m)

Double bedroom with fitted carpet, bay window to front, radiator to front and fitted wardrobes to rear.



### Bedroom 2 12' 10" x 16' 6" (3.91m x 5.04m)

Double bedroom with window to rear, fitted carpet, radiator to rear, fitted wardrobes.

### Bathroom 10' 2" x 9' 0" (3.10m x 2.74m)

Modern fitted bathroom with tiled walls, four piece suite comprising bath, shower, WC and wash hand basin.



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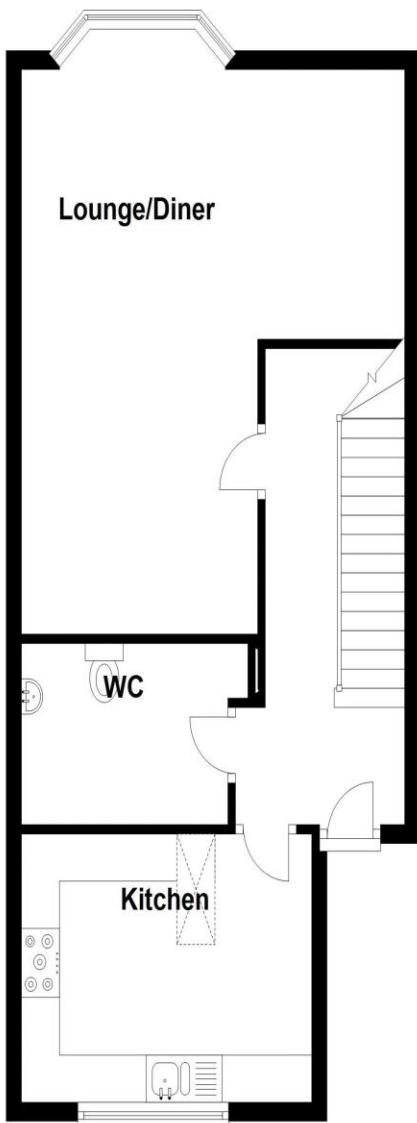
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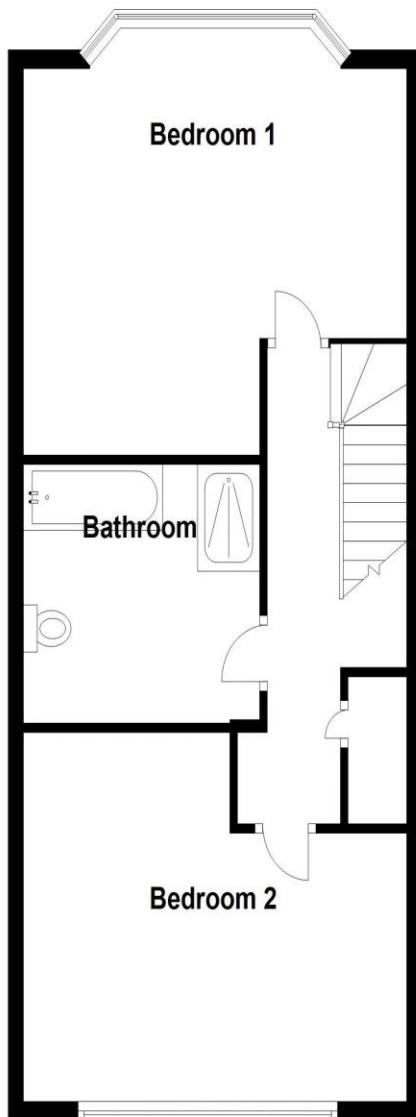
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## First Floor



## Second Floor



## Additional Information

EPC: C

Council Tax Band: D

Tenure:

**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](http://www.ajestateagents.co.uk) and navigate to Services > Lettings > Tenant Fees.**

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