

To Let - Saunders Street, Southport Town Centre - One Bed Apt **£450.00PCM**



KEY FEATURES:

- One Bedroom Apartment • Top Floor • Convenient Location for Town Centre • Walking Distance To Southport Train Station • Close To Local Shops And Amenities • Walking Distance To Southport Marine Lake • Off Road Parking • Laundry Room •

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

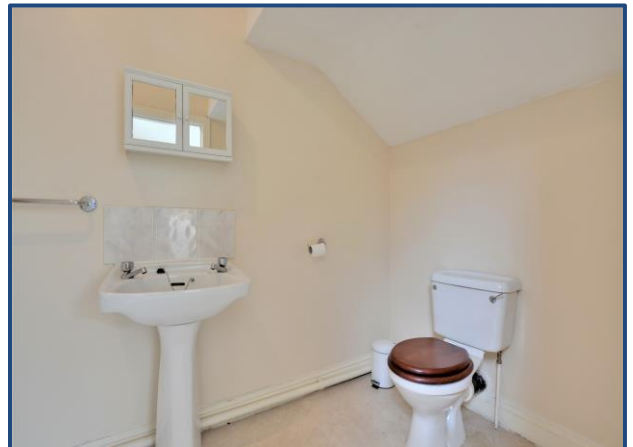
This delightful top-floor apartment is perfectly situated in the heart of the town centre, offering convenient access to local transport links and a wide range of nearby amenities. The apartment features an inviting open-plan layout that combines the living room, bedroom, and kitchen areas. The space is bright and airy, enhanced by two Velux windows in the living/bedroom area, providing plenty of natural light throughout the day.

The modern kitchen is thoughtfully designed with stylish wall and base units, an integrated oven, hob, and fridge/freezer. A single-bowl sink and tiled backsplash add functionality and contemporary flair. The bedroom area comfortably accommodates a double bed, chest of drawers, and wardrobe, creating a cozy yet practical living space. A separate three-piece bathroom includes a sink, toilet, and shower, all set against neutral painted walls.

The bathroom is finished with durable vinyl flooring and a mirrored cabinet unit for additional storage. At the rear of the property, tenants benefit from off-road parking, shared among all residents in the complex.

This property is ideal for those seeking a low-maintenance, well-equipped home in a prime location with excellent transport connections and easy access to local shops, restaurants, and services.

Please note, the current occupant is subject to an early release. Due to this, tenancy start dates may vary.



Rooms

Bedroom 23' 9" x 13' 1" (7.23m x 3.98m)

UPVC double glazed windows to the back and side, fitted carpet.

Kitchen

Fitted with a matching base units with worktop space over, stainless steel sink unit with single drainer and mixer tap, fridge, cooker and UPVC double glazed windows to side.

Bathroom 11' 2" x 5' 0" (3.40m x 1.52m)

UPVC double glazed window to back, fitted with three piece suite comprising, wash hand basin, WC, laminate flooring.

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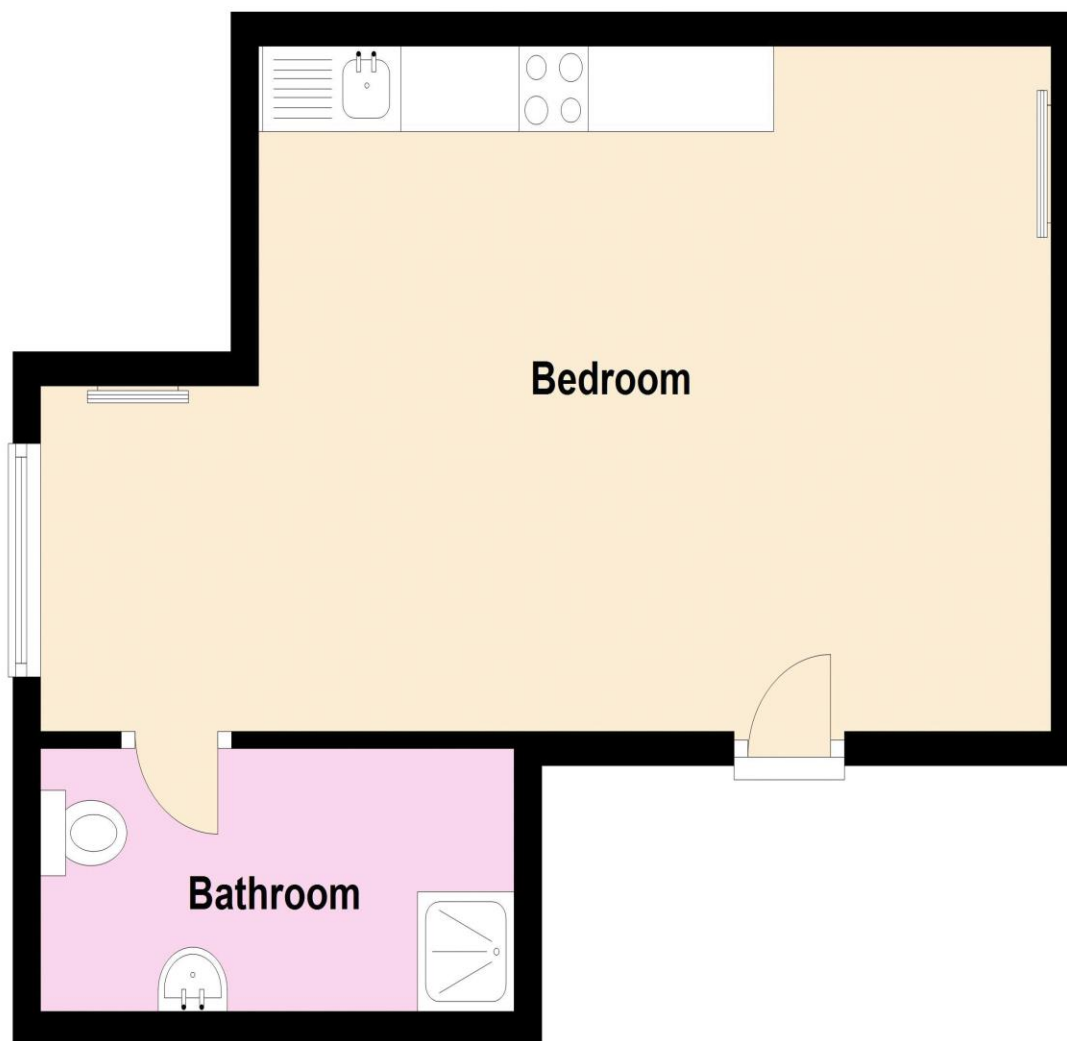
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Top Floor



Additional Information

EPC: D

Council Tax Band: A

Tenure:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	58 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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