

## To Rent - Zetland Street, Southport - Two Bedroom Apartment **£800.00PCM**



### KEY FEATURES:

- 2013 Constructed Development • First / Top Floor Flat • Two Good Sized Bedrooms • Private Entrance • Fully Fitted & Integrated Kitchen • Modern Bathroom with Thermostatic Shower • Available Immediately • Unallocated Off Street Parking •

#### Sales

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E: sales@ajestateagents.co.uk



#### Rentals

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#### Property Management

T: 01704 545800

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Ombudsman**

## Property Description

Anthony James are pleased to present one of only three modern built properties on the site, this 2013 constructed first floor flat has the advantage of its own private entrance.

Built to current regulations with insulations and an A rated boiler, the flat is very efficient to run. The apartment further boasts being within walking distance to Southport Town Centre for all necessary amenities and transportation links.

The well planned accommodation briefly comprises: hall with stairs to first floor landing, large open plan lounge / kitchen, bedroom one with walk in wardrobe, bedroom 2 and a bathroom.

Externally there is off road parking available and a communal area for washing lines. Internal inspection is highly recommended.

Available immediately.

Additional benefits include UPVC double glazing throughout with gas central heating.

EPC Rating : C

Council Tax Band : A



## Rooms

### Hall

Composite door to front, carpeted staircase to first floor, double radiator, panelled glazed door to first floor hallway with integrated cupboard containing fuse box.

### Hallway

Double radiator, fitted carpet, doors to all rooms.

### Lounge - 15' 9" x 15' 6 (4.81m x 4.72m)

Two UPVC double glazed windows to side, two UPVC double glazed windows to front, two double radiators, fitted carpet. The lounge has two telephone points and inbuilt wiring and aerial points for Satellite TV. Open plan to Fitted Kitchen

### Fitted Kitchen - 12' 7" x 11' 3 (3.84m x 3.43m)

Fitted with a matching range of modern, gloss cream, soft closing, base and eye level units with wood effect worktop, 1&1/2 bowl stainless steel sink unit with single drainer and mixer tap, & concealed under-unit lighting. Integrated fridge and freezer

### Bedroom 1 - 12' 9" x 8' 3 (3.88m x 2.51m)

UPVC double glazed window to front, double radiator, fitted carpet, walk in wardrobe with window to front and fitted carpet.

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**Bedroom 2 - 12' 8" x 7' 10 (3.86m x 2.39m)**

UPVC double glazed window to front, double radiator, fitted carpet.

**Bathroom**

Fitted with three piece modern white suite comprising deep panelled bath with separate shower over and with folding glass screen, pedestal wash hand basin and close coupled WC, tiled surround, extractor fan, radiator, tiled flooring.

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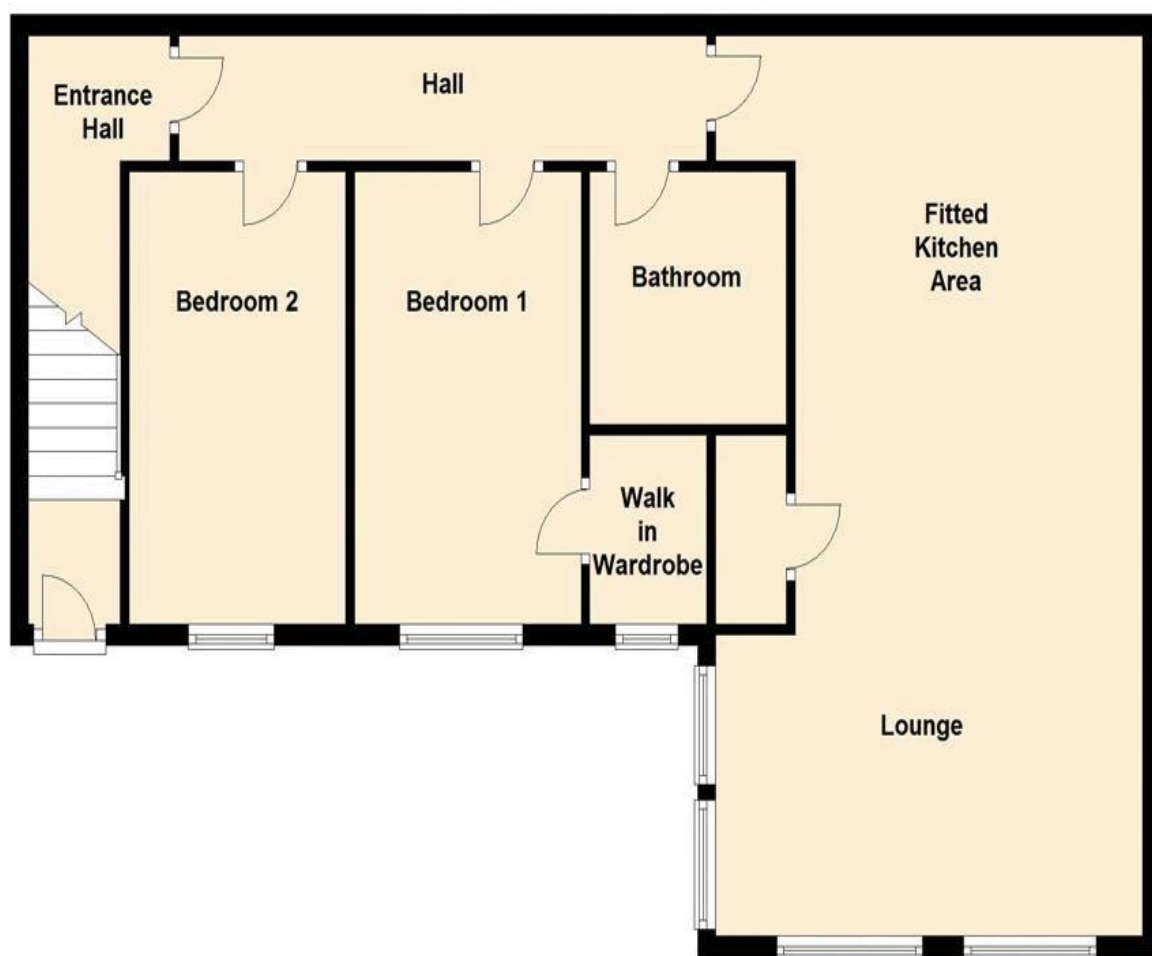
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## First Floor

Approx. 78.9 sq. metres (848.7 sq. feet)



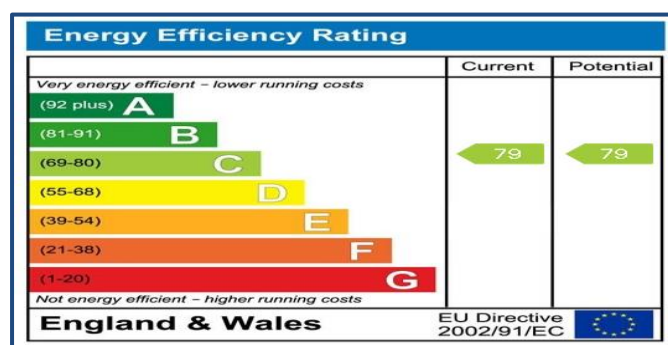
Total area: approx. 78.9 sq. metres (848.7 sq. feet)

### Additional Information

EPC: C

Council Tax Band:

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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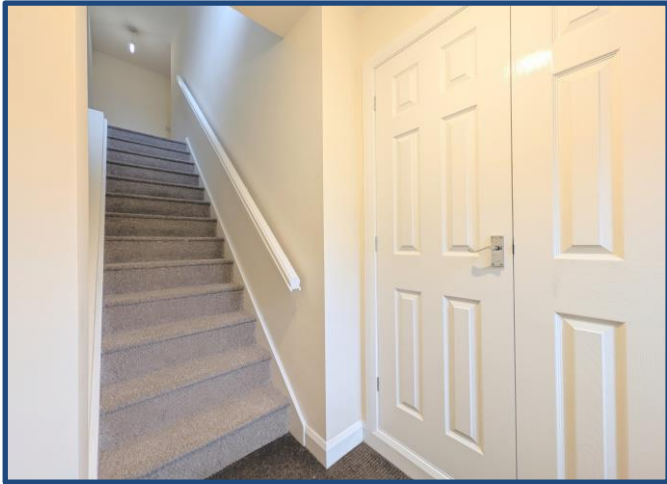
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