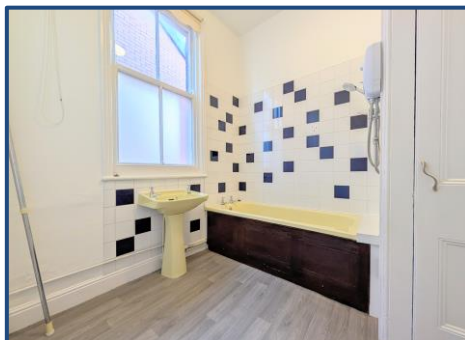


## To Let - Duke Street, Southport Town Centre - One Bed First Floor Apt **£625.00PCM**



### KEY FEATURES:

- First Floor Apartment • Separate Lounge • Separate Kitchen with some appliances • Double Bedroom • Bathroom with shower over bath • Separate WC • Rear Unallocated Parking • Unfurnished •

#### 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 pleased to present to the rental market this one-bedroom first-floor apartment, ideally situated on Duke Street, within close proximity to Southport Town Centre.

The location offers a wide range of amenities including supermarkets, shops, cafés and bars, as well as excellent road and rail links to Liverpool, Preston, Manchester and surrounding areas. Early viewings are highly recommended to fully appreciate this unfurnished property.

The accommodation briefly comprises an entrance hall with a study-area nook, a bright rear-facing lounge, a galley-style kitchen with some appliances, a double bedroom, WC and a separate bathroom.

Further benefits include gas central heating, partial double glazing and unallocated rear parking.

Available immediately, subject to referencing

EPC Rating: D

Council Tax Band: A



## Rooms

### Communal Entrance

Stair access to all floors, door entry system

### Hall

Hallway leading to all rooms, fitted with door entry system

### Living Room 8' 6" x 13' 2" (2.59m x 4.02m)

Fitted with carpet and decorative fire surround with window to rear.

### Bedroom 8' 6" x 11' 6" (2.59m x 3.50m)

Double bedroom with some storage space

### Kitchen 7' 5" x 7' 10" (2.26m x 2.38m)

Fitted with a range of top and base units. Appliances include freestanding washing machine and oven with space for a fridge.

### Bathroom 8' 6" x 7' 11" (2.59m x 2.41m)

Fitted with bath with shower facilities and sink.

### WC 3' 5" x 4' 3" (1.03m x 1.30m)

Low level WC

### Gardens & Parking

To the outside there are gardens to the front and unallocated parking to the rear

#### 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



## Sales

T: 01704 550048

E: sales@ajestateagents.co.uk



## Rentals

T: 01704 543434

E: rentals@ajestateagents.co.uk



## Property Management

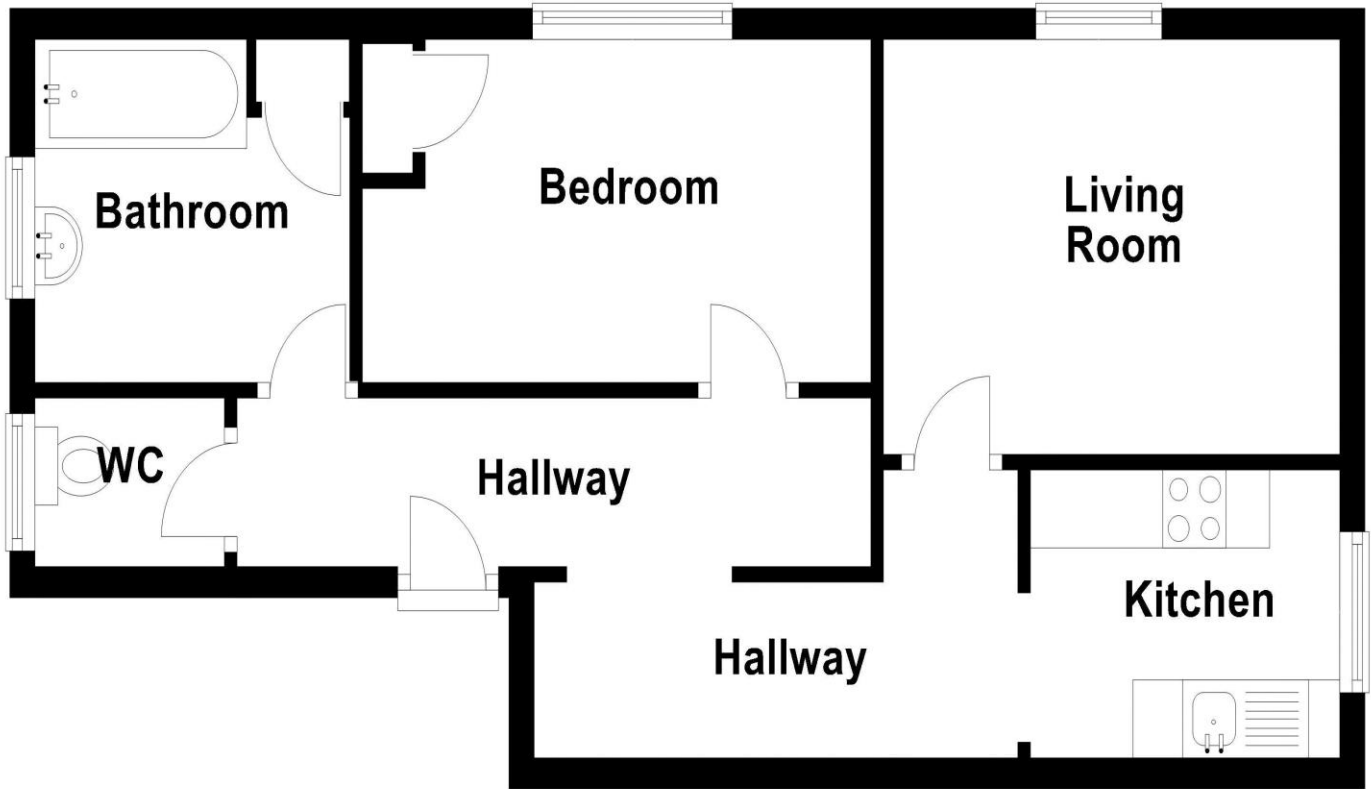
T: 01704 545800

E: pm@ajestateagents.co.uk



**The Property  
Ombudsman**

## First Floor



### Additional Information

EPC: D

Council Tax Band: A

Tenure:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	61 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](http://www.ajestateagents.co.uk) and navigate to Services > Lettings > Tenant Fees.**

#### Sales

T: 01704 550048

E: [sales@ajestateagents.co.uk](mailto:sales@ajestateagents.co.uk)



#### Rentals

T: 01704 543434

E: [rentals@ajestateagents.co.uk](mailto:rentals@ajestateagents.co.uk)



#### Property Management

T: 01704 545800

E: [pm@ajestateagents.co.uk](mailto:pm@ajestateagents.co.uk)



**The Property  
Ombudsman**





#### Sales

T: 01704 550048

E: [sales@ajestateagents.co.uk](mailto:sales@ajestateagents.co.uk)



#### Rentals

T: 01704 543434

E: [rentals@ajestateagents.co.uk](mailto:rentals@ajestateagents.co.uk)



#### Property Management

T: 01704 545800

E: [pm@ajestateagents.co.uk](mailto:pm@ajestateagents.co.uk)



**The Property  
Ombudsman**