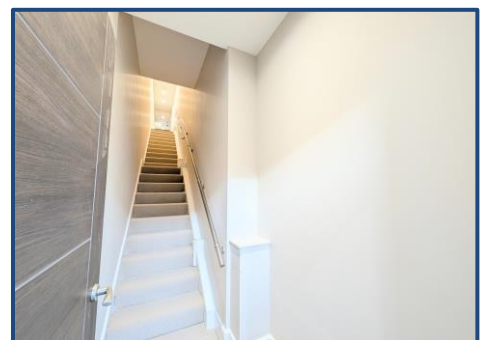
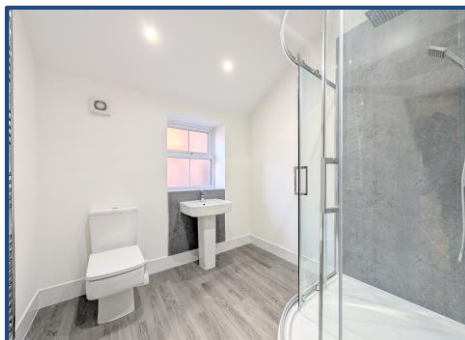


## To Let - King Street, Southport Town Centre - 2 Bedroom Duplex Apt **£895.00PCM**



### KEY FEATURES:

- Two Bedrooms • Duplex Apartment • Newly Renovated Throughout • Stylish Kitchen • Two Shower Rooms • Master Bedroom with Ensuite • Utility Cupboard • Excellent Town Centre Location •

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## Property Description

Anthony James are delighted to present this stylish and spacious **NEWLY RENOVATED** two bedroom duplex apartment to the rental market, ideally located on King Street in the heart of Southport Town Centre.

This bespoke and immaculately presented apartment offers a high quality finish throughout and benefits from a prime central location, within easy reach of a wide selection of bars, restaurants, shops and popular chain supermarkets. Excellent transport links to Liverpool, Preston and Manchester are readily accessible via both road and rail.

Early viewings are highly recommended to fully appreciate this beautiful town centre home. The accommodation briefly comprises an entrance vestibule with stairwell leading to the first floor, a landing with utility cupboard, a spacious open plan kitchen, lounge and dining area, a modern shower room and a double bedroom.

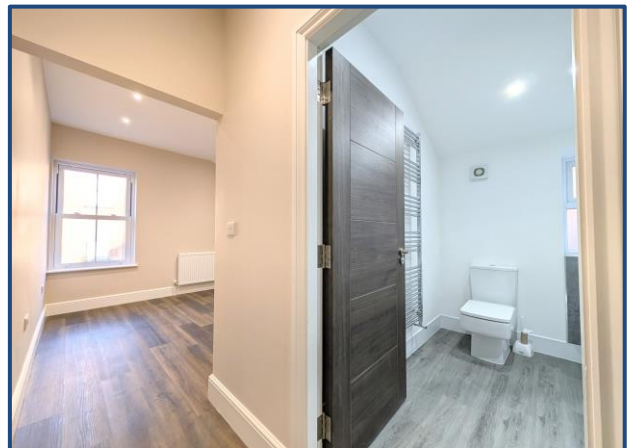
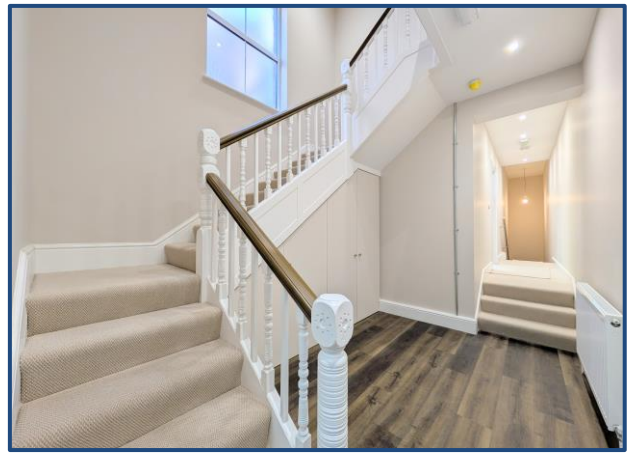
To the second floor there is a further landing, a master bedroom and a shower room ensuite. Externally, the property benefits from a communal rear yard.

Additional features include gas central heating and newly fitted UPVC sash windows.

EPC Rating: C

Council Tax Band: TBC

Please note, this property is managed directly by the landlord and is available shortly, subject to satisfactory referencing.



## Rooms

### Entrance Vestibule

### First Floor Landing

A large first floor landing boasting neutral decoration and laminate wood effect flooring. Handy understairs cupboards hide the utility space with plumbing for a washing machine.

### Kitchen Area

An exceptionally stylish, on-trend navy blue kitchen with a contemporary matt finish, featuring a range of base and eye-level cabinets. The kitchen is complemented by wood-effect laminate worktops and a stainless-steel double-bowl sink with mixer tap. Integrated appliances include a low-level electric oven, four-ring ceramic/induction hob, 70/30 fridge freezer, and dishwasher. A concealed extractor fan and under-counter lighting enhance the

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clean, modern aesthetic, while a generous breakfast bar adds both practicality and visual appeal.

### Lounge/Dining Area

The exceptionally spacious, front-facing lounge/diner is bathed in morning/early afternoon sunlight and is finished in a neutral décor, complemented by tasteful wood-effect laminate flooring.

### Shower Room

A well-designed first-floor family shower room comprising a modern three-piece suite, including a flush-button WC, pedestal wash hand basin, and a large glazed shower enclosure with electric shower. The room is finished in a neutral décor, with wet areas panelled. Additional features include a centrally heated towel rail and an extractor fan.

### Bedroom One

A first floor double bedroom decorated neutrally with laminate wood effect flooring. Access leads out via composite door to the communal yard via stairwell.

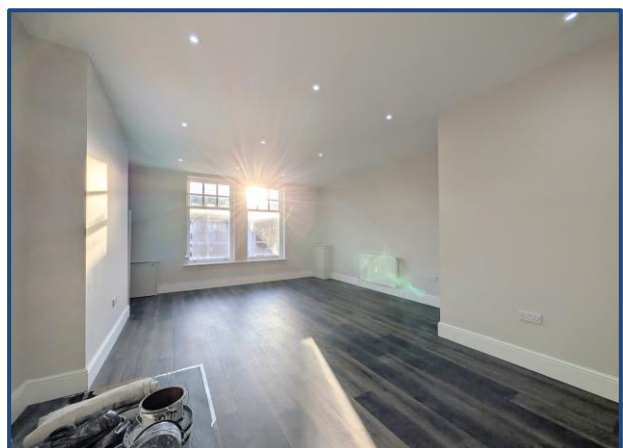
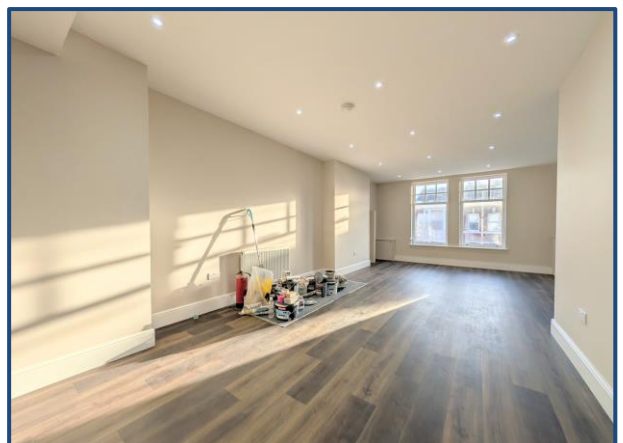
### Second Floor Landing

### Bedroom Two (Master Suite)

A second floor double bedroom boasting integrated wardrobes and space for a double bed. The room is decorated neutrally with laminate wood effect flooring and access to the ensuite.

### Ensuite Shower Room

A well-designed second floor private master ensuite shower room comprising a modern three-piece suite, including a flush-button WC, pedestal wash hand basin, and a large glazed shower enclosure with electric shower. The room is finished in a neutral décor, with wet areas panelled. Additional features include a centrally heated towel rail and an extractor fan.



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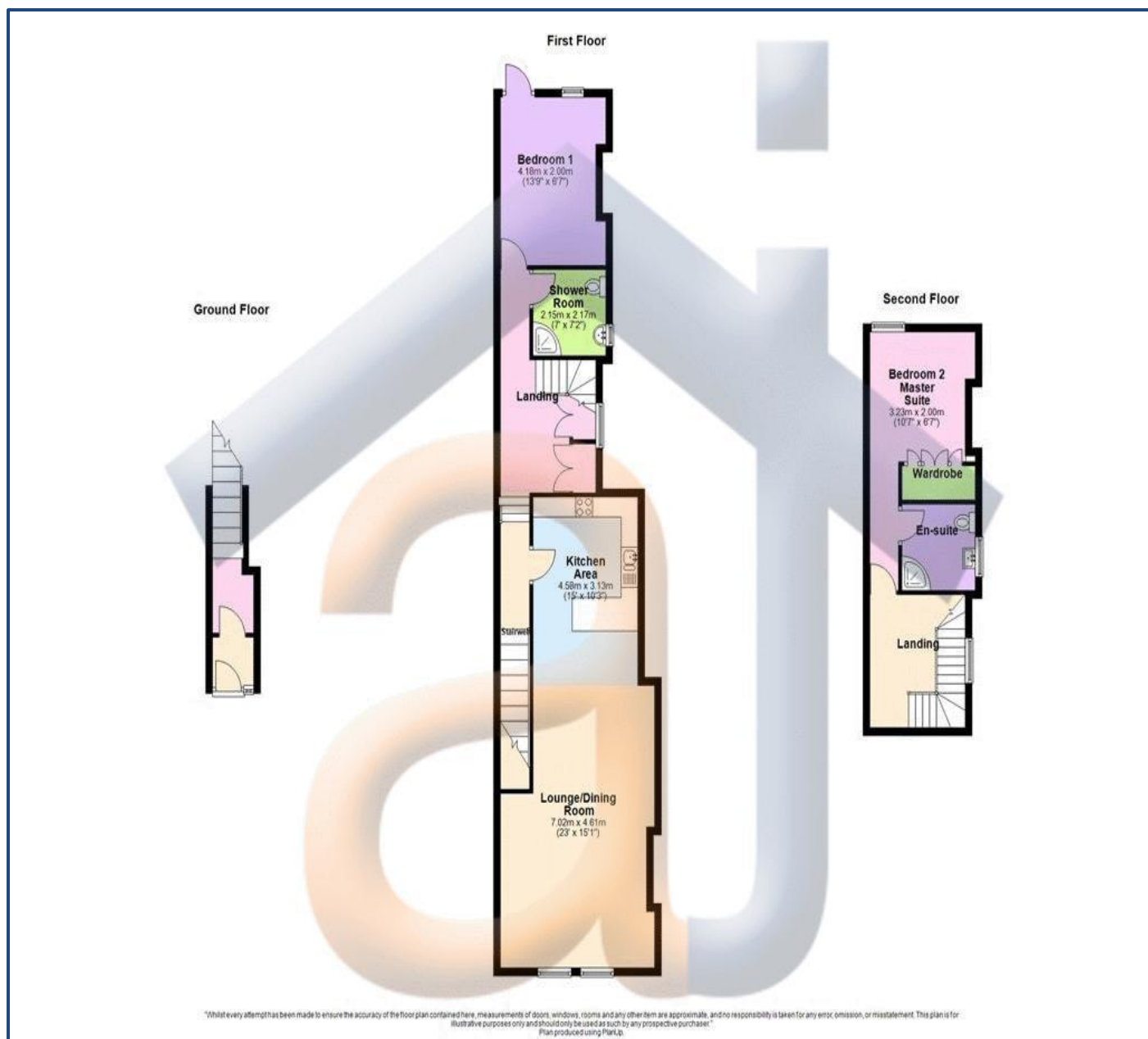
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## Additional Information

EPC: Rating C

Council Tax Band: TBC

Tenure: AST

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	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.**

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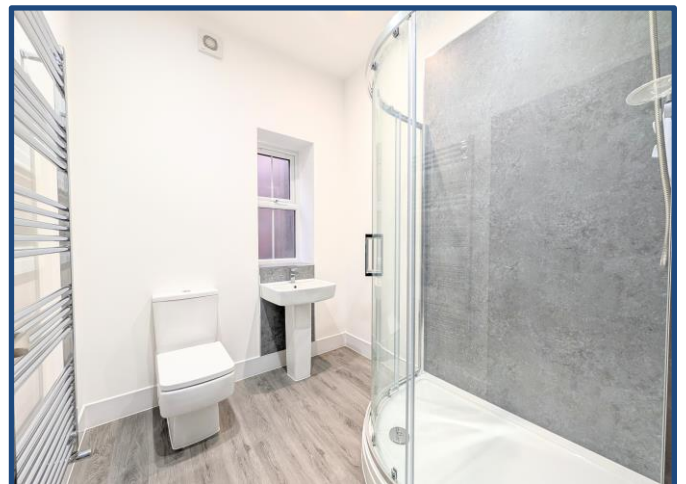
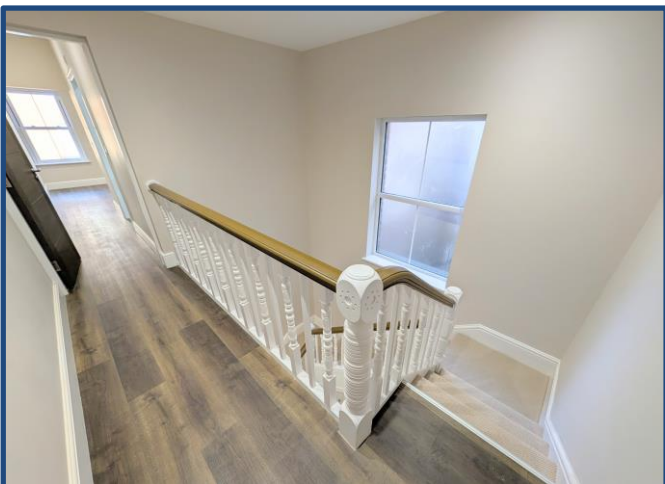
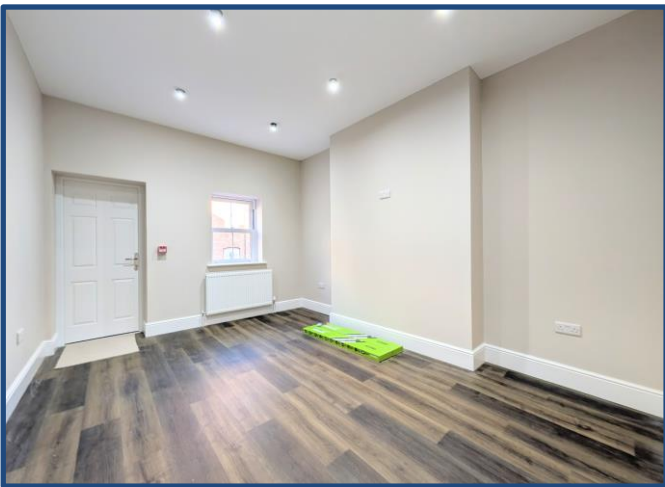
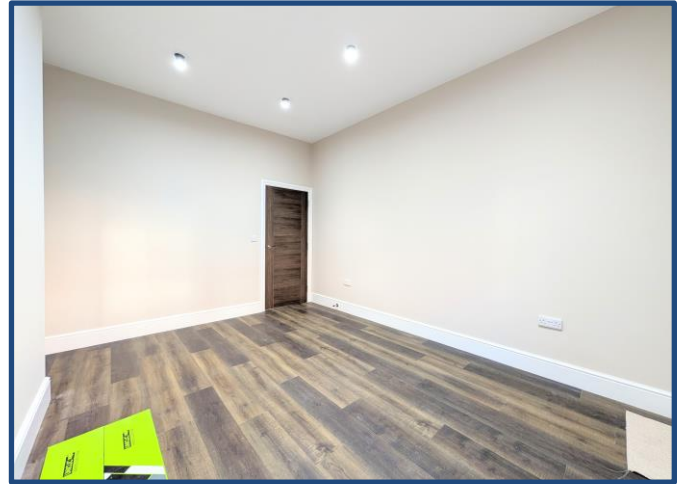
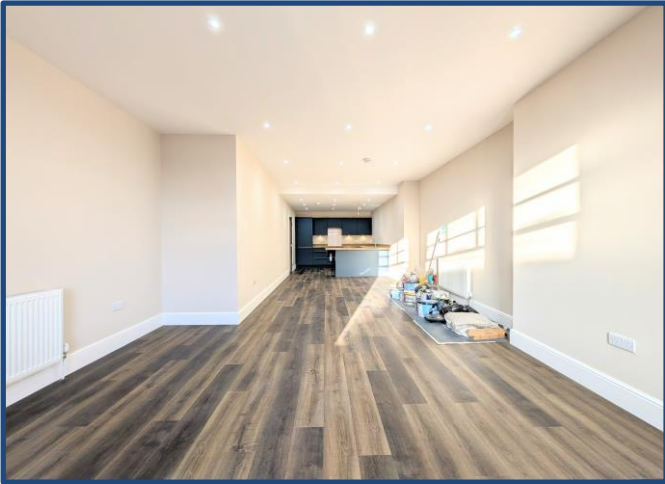
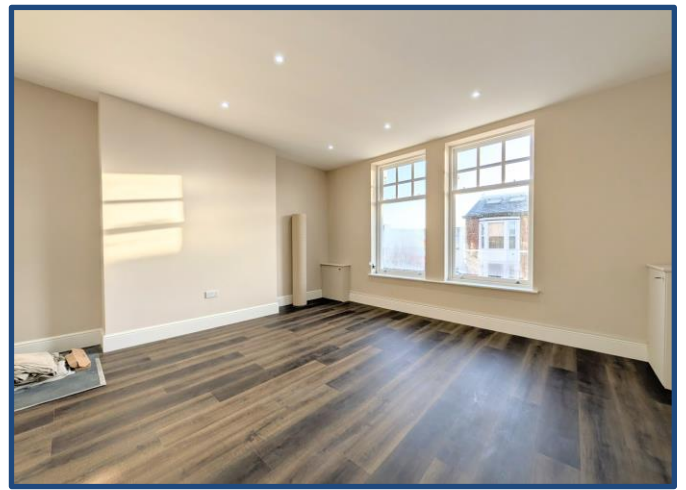
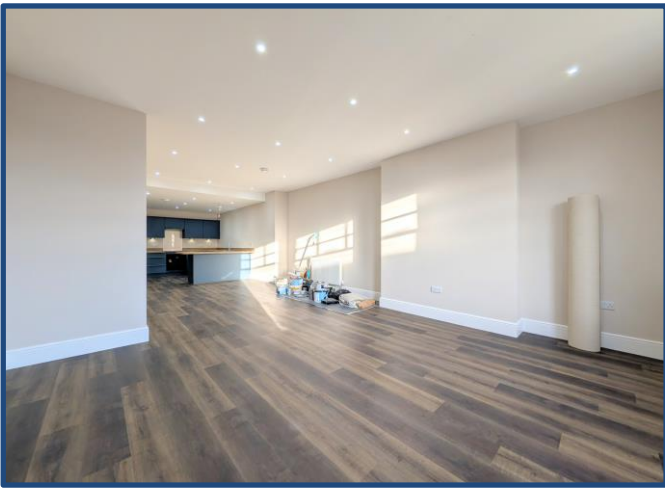
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