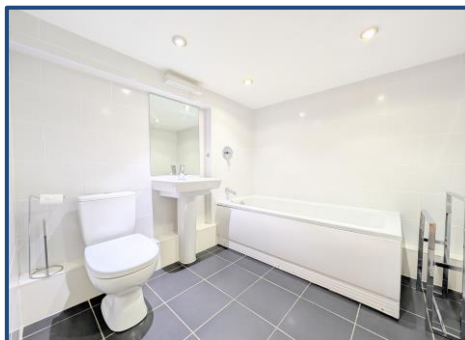


To Let - Westdene, Park Crescent, Hesketh Park - Two Bedroom Apt **£895.00PCM**



KEY FEATURES:

- Westdene Apartments Development • Two Bedrooms • Lower Ground Floor • Open Plan Lounge • Direct Access to Patio • Three Piece Bathroom • Ensuite Shower Room • Hesketh Park Location •

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 delighted to offer to the rental market this well-presented lower ground floor, two-bedroom apartment, ideally located on Park Crescent within the highly desirable Hesketh Park area.

The Westdene apartment complex enjoys an enviable position overlooking Hesketh Botanical Gardens and is within walking distance of Southport Town Centre, offering a wide range of shops, restaurants, and leisure amenities. Excellent transport links also provide convenient access to Liverpool, Manchester, and surrounding areas. Early viewing is highly recommended to fully appreciate the location and accommodation on offer.

The accommodation briefly comprises communal pathways leading to the right-hand side of the complex, providing access to a secure communal entrance hallway. The private apartment hallway benefits from two storage cupboards and leads to an open-plan kitchen and living area with french doors opening onto the patio. There is a modern family bathroom and two well-proportioned bedrooms, one of which benefits from an en-suite shower room.

Further advantages include allocated gated parking, gas central heating, and double-glazed windows throughout.

The property is available immediately, subject to satisfactory referencing. Please note, this property is managed by the Agent.

EPC Rating: C

Council Tax Band : C



Rooms

Entrance Hall

Contains intercom handset and two full height storage cupboards

Lounge Area

A well presented open aspect lounge area with french doors leading onto the patio

Kitchen Area

High gloss base and eye level cabinetry with double bowl stainless steel sink. Cooking facilities include ceramic four ring burner hob and low level electric oven with overhead extractor fan. Appliances include integrated dishwasher & fridge freezer.

Family Bathroom

A modern family bathroom containing white three piece suite with toilet, pedestal sink & bath. A wall mounted vanity mirror is present along with vanity light.

Bedroom One

A master ensuite with carpets and access via french doors to the patio. Access also leads to a shower ensuite.

Ensuite

A three piece shower ensuite comprising toilet, pedestal sink & shower cubicle with thermostatic shower.

Bedroom Two

A secondary bedroom fitted with carpets.

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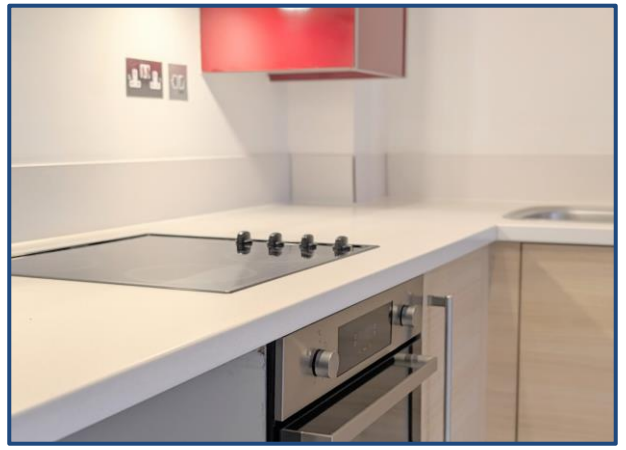
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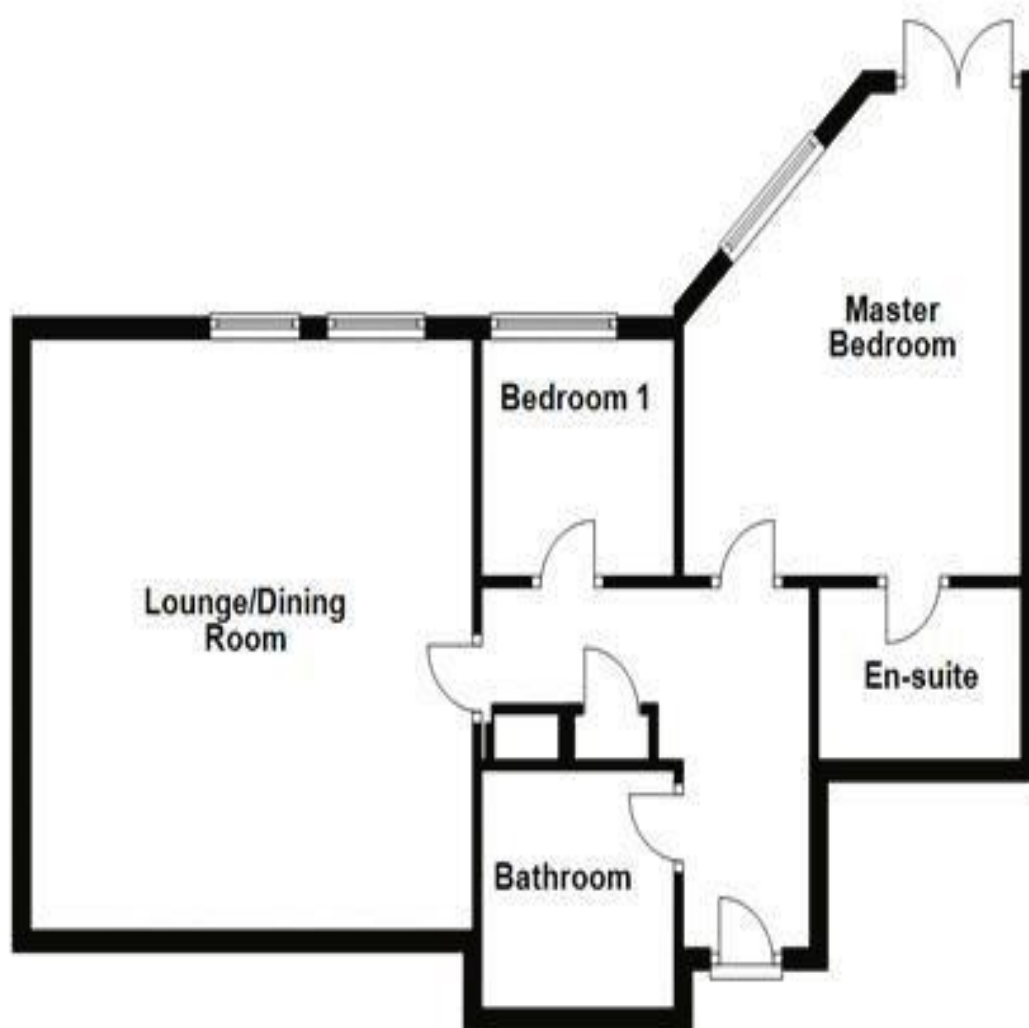
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Ombudsman**

Ground Floor



This floorplan is for illustrative purposes only and all measurements are approximated.
Plan produced using PlanUp.

Additional Information

EPC: C

Council Tax Band: C

Tenure:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 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 and navigate to Services > Lettings > Tenant Fees.**

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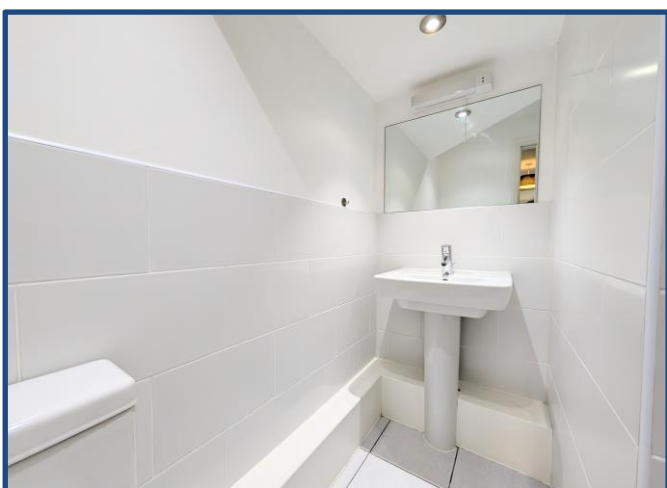
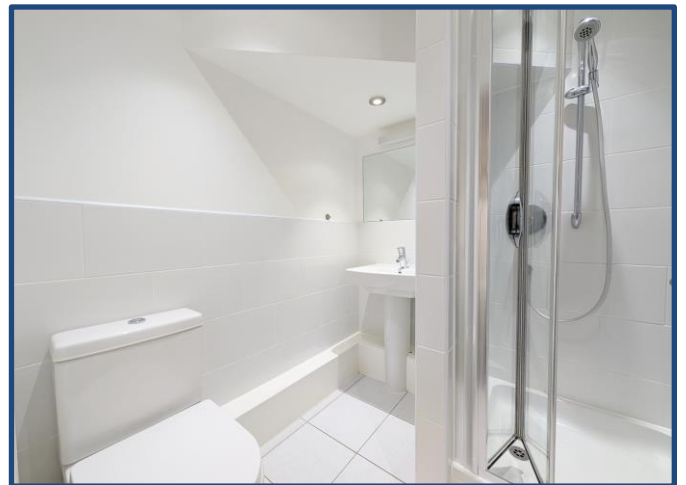
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