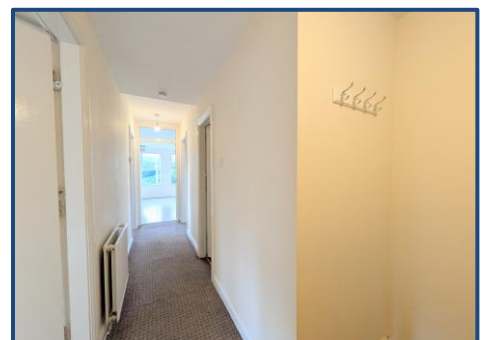


To Let - The Avondale, The Promenade - Two Bedroom Apartment **£775.00PCM**



KEY FEATURES:

- Ground Floor Apartment • Two Bedrooms • En-Suite • Walking Distance to Southport Centre • Three Piece Bathroom • Close to Local Amenities • Living Room with Bay Windows • Views of Marine Lake •

Sales

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**The Property
Ombudsman**

Property Description

Anthony James is pleased to present this spacious lower ground floor two-bedroom apartment, featuring two generous double bedrooms and gas central heating. Ideally located on The Promenade, the property is just a short walk from Southport Town Centre, offering a wealth of amenities including cafes, bars, restaurants, and shops, with excellent rail and road links to Liverpool, Preston, Manchester, and surrounding areas.

The apartment comprises an entrance hall, a bay-fronted lounge, a galley-style kitchen, a bathroom, a master bedroom with an ensuite shower room, and a second double bedroom.

Additional benefits include unallocated off-street parking.

Available immediately subject to referencing checks.

EPC rating : D

Council Tax Band : C



Rooms

Hallway

Upon entering, the hallway is neutrally decorated with fitted carpets and provides access to all rooms, creating a welcoming entrance to the property.

Living Room

The spacious living room benefits from bay windows that allow plenty of natural light to flood the space. It features laminate flooring, neutral décor, a gas central heating radiator, and two pendant light fittings. Fitted blinds add privacy while maintaining the room's bright and airy feel.

Kitchen

The kitchen is well-equipped with a range of wall and base units, vinyl flooring, and a single bowl sink with a drainer, positioned under a window fitted with blinds. It includes an integrated gas hob and oven and offers space for a washing machine and fridge/freezer, making it a practical and functional area.

Master bedroom

The generously sized master bedroom features fitted carpets, neutral décor, and a large bay window with fitted blinds. A gas central radiator ensures warmth and comfort, while a pendant light fixture completes the space.

En-suite

The master bedroom benefits from an en-suite bathroom, which is fitted with a modern three-piece suite comprising a shower, toilet, and sink. A mirror above the sink, tiled flooring, and splashback areas enhance the practicality and style of the space.

Second Bedroom

The second bedroom is well-proportioned, featuring fitted carpets, neutral walls, a gas central radiator positioned below the window, and a pendant light fixture.

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Bathroom

The main bathroom offers a three-piece suite with a bath, toilet, and sink. A mirror above the sink, tiled flooring, and splashback areas add a sleek and functional finish to the room.



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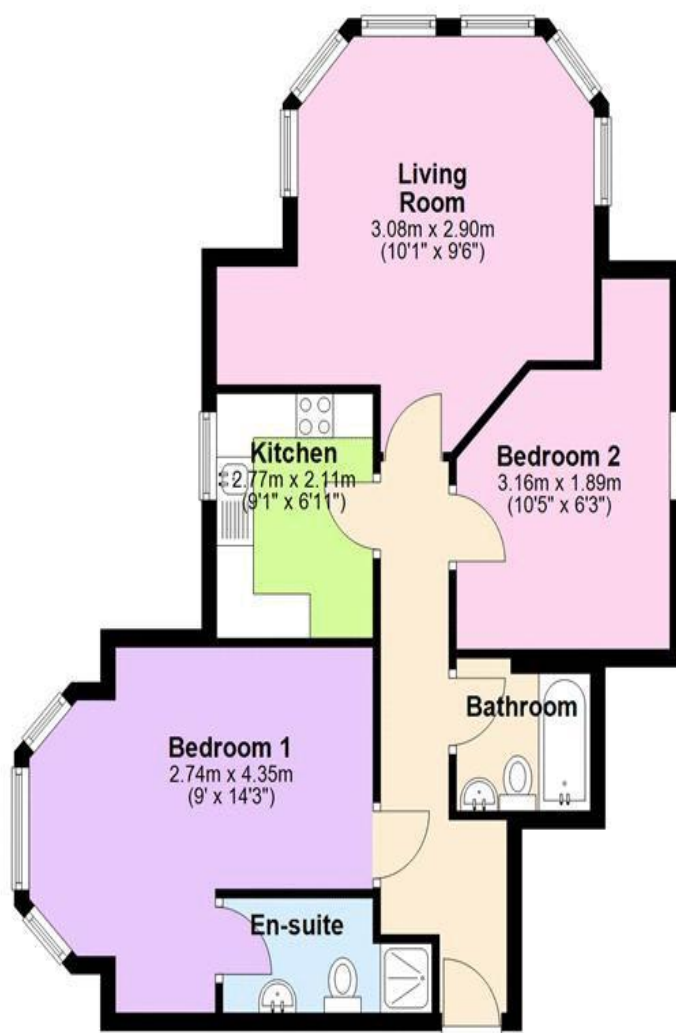
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Basement



"Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser."
Plan produced using PlanUp.

Additional Information

EPC: D

Council Tax Band: C

Tenure: Leasehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	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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