

To Let - Oakworth Bank, Southport - Three Bedroom 2nd Floor Apt **£875.00PCM**



KEY FEATURES:

- Private Balcony • Second Floor Apartment • Available Immediately • Three Bedrooms • Modern Kitchen and Bathroom • Hesketh Park Location • Council Tax Band: C • Off Road Parking •

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 well-positioned three-bedroom apartment, ideally located on Park Road within walking distance of Southport Town Centre and the popular Hesketh Park.

The property is exceptionally well connected, benefiting from excellent transport links via Southport Town Centre railway station, providing direct services to Liverpool and Manchester, along with frequent local bus routes nearby. The apartment offers additional benefits including a private balcony, garage, and off-street parking. Viewings are highly recommended to fully appreciate this modern and spacious home.

The accommodation briefly comprises a large entrance hall, a bright lounge/dining area, a galley shaker-style kitchen, a bathroom with separate bath and shower, and three well-proportioned bedrooms, with the master bedroom enjoying direct access to the balcony.

Further benefits include gas central heating, double glazing throughout, and a secure intercom entry system.

Please note, this property is managed by the landlord.

EPC Rating: C

Council Tax Band: C

Available immediately, subject to relevant checks.



Rooms

Entrance Hall

Carpeted entrance hall with radiator, two storage cupboards and doors to living room, three bedrooms and bathroom.

Living Room 13' 5" x 16' 5" (4.10m x 5.00m)

Living room with fitted carpet, bow window to front, radiator to front and door to kitchen.

Kitchen 7' 1" x 15' 3" (2.17m x 4.66m)

Modern fitted kitchen with window to front and side, radiator to rear, spotlighting to ceiling, tiled walls and matching range of base and eye level units with integrated double oven and grill, one and a half bowl sink with mixer taps, four ring hob and space for under counter appliances.

Bathroom 7' 1" x 7' 8" (2.17m x 2.33m)

Modern fitted bathroom with window to rear, heated towel rail, tiled walls and four piece suite comprising corner bath, separate shower, WC and wash hand basin.

Bedroom 1 11' 10" x 13' 5" (3.61m x 4.10m)

Double bedroom with sliding door to private balcony, fitted carpet, fitted wardrobes to side with integrated vanity table and radiator to front.

Bedroom 2 7' 11" x 10' 4" (2.42m x 3.14m)

Bedroom with window to rear, radiator to rear, fitted furniture to side, fitted carpet and radiator.



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Bedroom 3 7' 11" x 10' 4" (2.42m x 3.14m)

Bedroom with window to rear, radiator to rear, fitted carpet and integrated wardrobe.

External

Off road parking, lock up garage (no power) and communal gardens.



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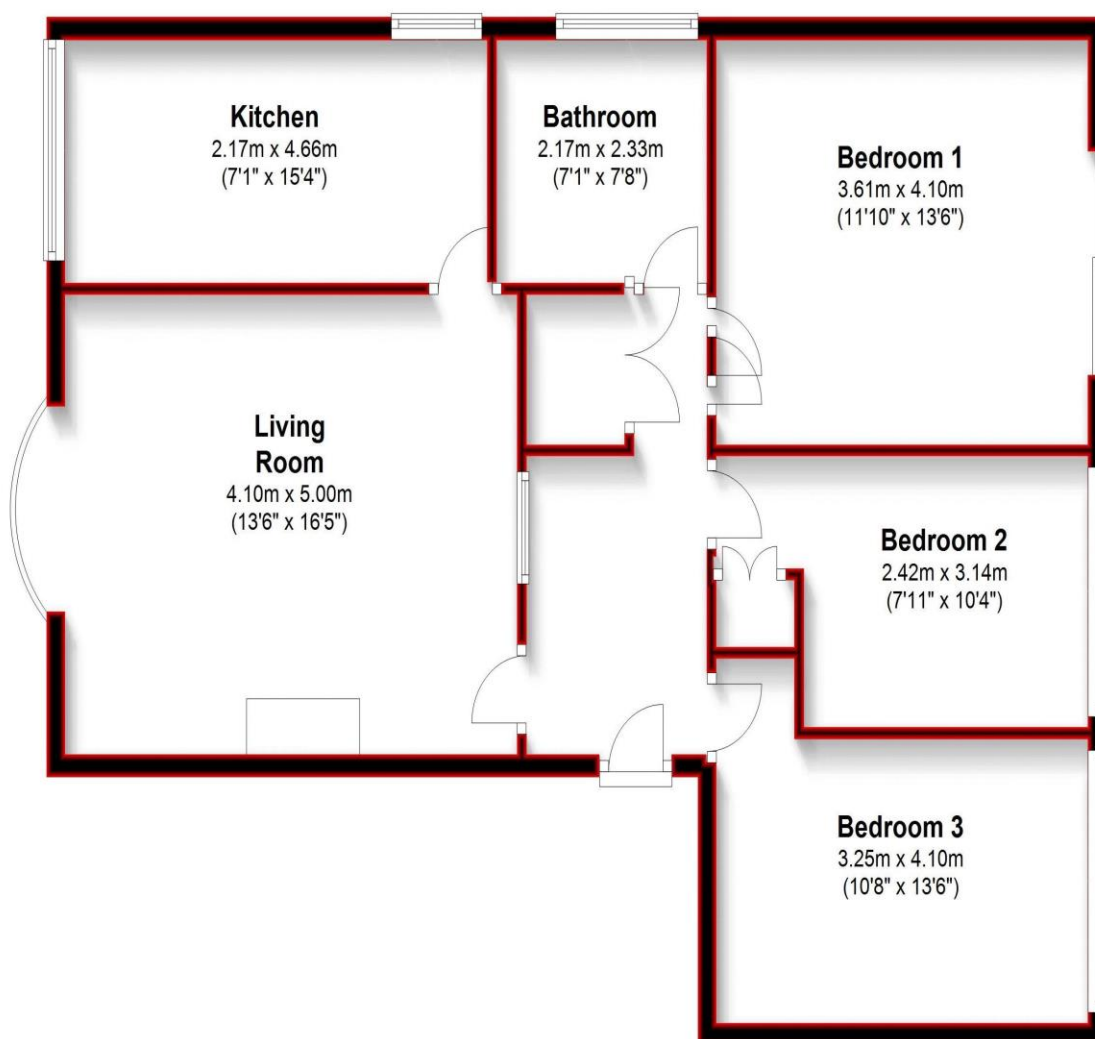
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Second Floor

Approx. 82.0 sq. metres (883.1 sq. feet)



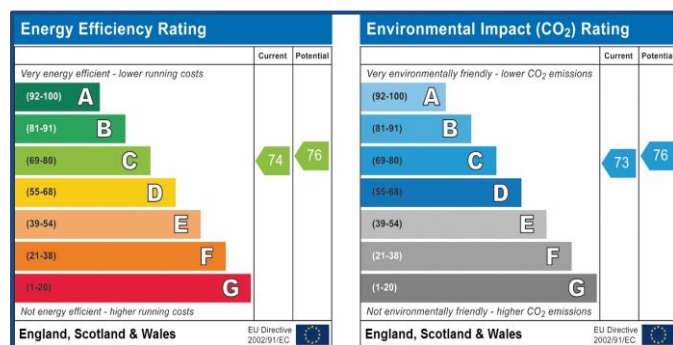
Total area: approx. 82.0 sq. metres (883.1 sq. feet)

Additional Information

EPC: C

Council Tax Band: C

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 and navigate to Services > Lettings > Tenant Fees.**

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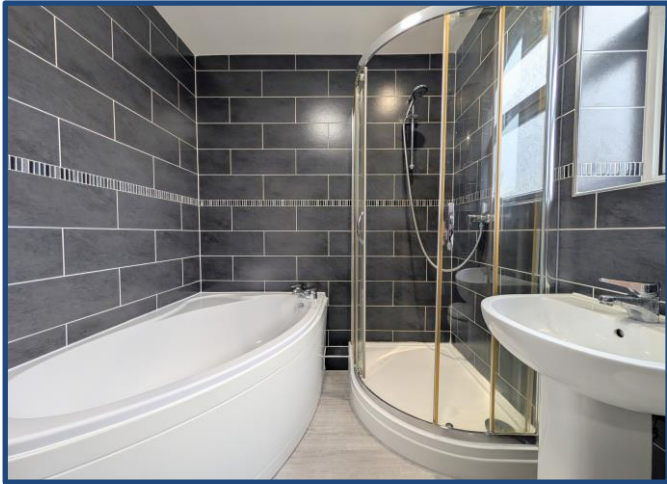
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