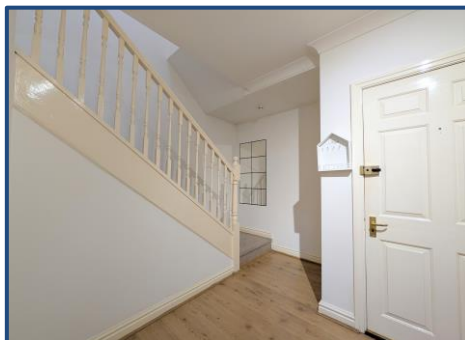
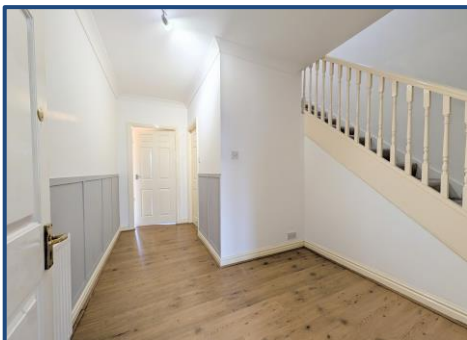


## To Let - St. James Place, Southport - Two Bedroom Duplex Apt **£825.00PCM**



### KEY FEATURES:

- 2 Bedroom Duplex Apartment • Central Southport Location • Open Plan Lounge / Dining Area • Modern Fitted Kitchen • Study Room • Modern Feel Throughout • Gas Central Heating with UPVC Glazing • Council Tax Band : B •

#### Sales

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#### Rentals

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#### Property Management

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Ombudsman

## Property Description

Anthony James are pleased to present to the rental market a two bedroom duplex apartment situated within an ideal central location close to local amenities and Southport Town Centre.

This modern apartment briefly comprises of communal entrance, private hallway, understairs study, bright and airy open plan lounge/dining area, fitted white gloss kitchen with separate utility room.

To the second floor are two well proportioned double bedrooms with a modern family bathroom containing shower over bath facilities. The rear of the building provides space for off road parking with security gates.

Additional benefits include gas central heating & wooden double glazing throughout.

This property is managed directly via the Landlady

Council Tax Band : B

EPC Rating : C

Available immediately subject to checks.



## Rooms

### Hallway 18' 1" x 14' 3 (5.5m x 4.34m)

A private entrance hall fitted with wooden laminate flooring and plaster painted walls providing access to upstairs, study and main lounge.

### Study 6' 6" x 5' 10 (1.98m x 1.77m)

A separate study space with fitted carpets to the floor and plaster painted walls.

### Lounge/Dining Area 19' 11" x 13' 7 (6.07m x 4.15m)

A large and spacious lounge and dining area with two windows looking out from the rear of the building with fitted wooden laminate flooring and plaster painted walls. Access is provided to the open plan to kitchen area.

### Fitted Kitchen 9' 8" x 8' 8 (2.94m x 2.63m)

A modern fitted kitchen with range of matching base units with laminate countertops. There is a single bowl stainless steel sink with space for dishwasher. Appliances include electric oven, built-in four ring gas hob with fitted tiled flooring and plaster painted walls. Access to the utility room.

### Utility Room 8' 8" x 5' 8 (2.63m x 1.72m)

A separate utility space with plumbing for washing machine. Tiled flooring is present with plaster painted walls. The electric distribution board & combination boiler is also located in this room.

### Landing 9' 11" x 9' 8 (3.01m x 2.94m)

Rising to the landing area provides access to the two bedrooms and family bathroom. In this space is a storage cupboard with fitted carpets and plaster painted walls. Separately, there is a fire escape.



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**Master Bedroom** 29' 3" x 9' 9 (8.92m x 2.96m)

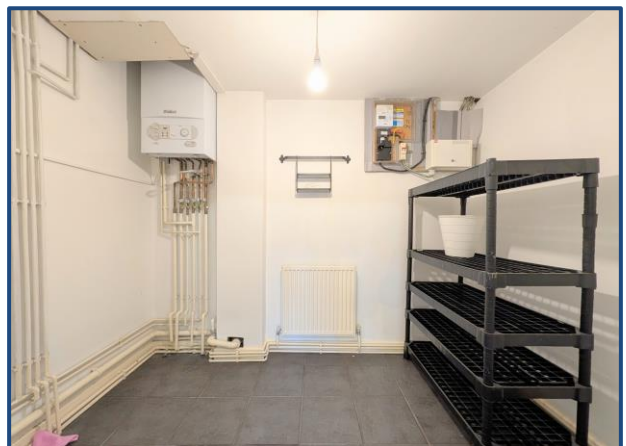
A deceptively spacious bedroom containing large Velux windows overlooking St James Street. The room comprises of fitted carpets with plaster painted walls.

**Bathroom** 9' 1" x 6' 4 (2.76m x 1.93m)

A modern fitted three piece bathroom suite containing deep bath, pedestal wash hand basin and low-level WC. This room comprises of tiled flooring with tiled walls to most areas.

**Bedroom Two** 13' 2" x 9' 11 (4.02m x 3.01m)

A well proportioned second bedroom containing fitted carpets and plaster painted walls. Velux window overlooks St James Street.



**Sales**

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**Rentals**

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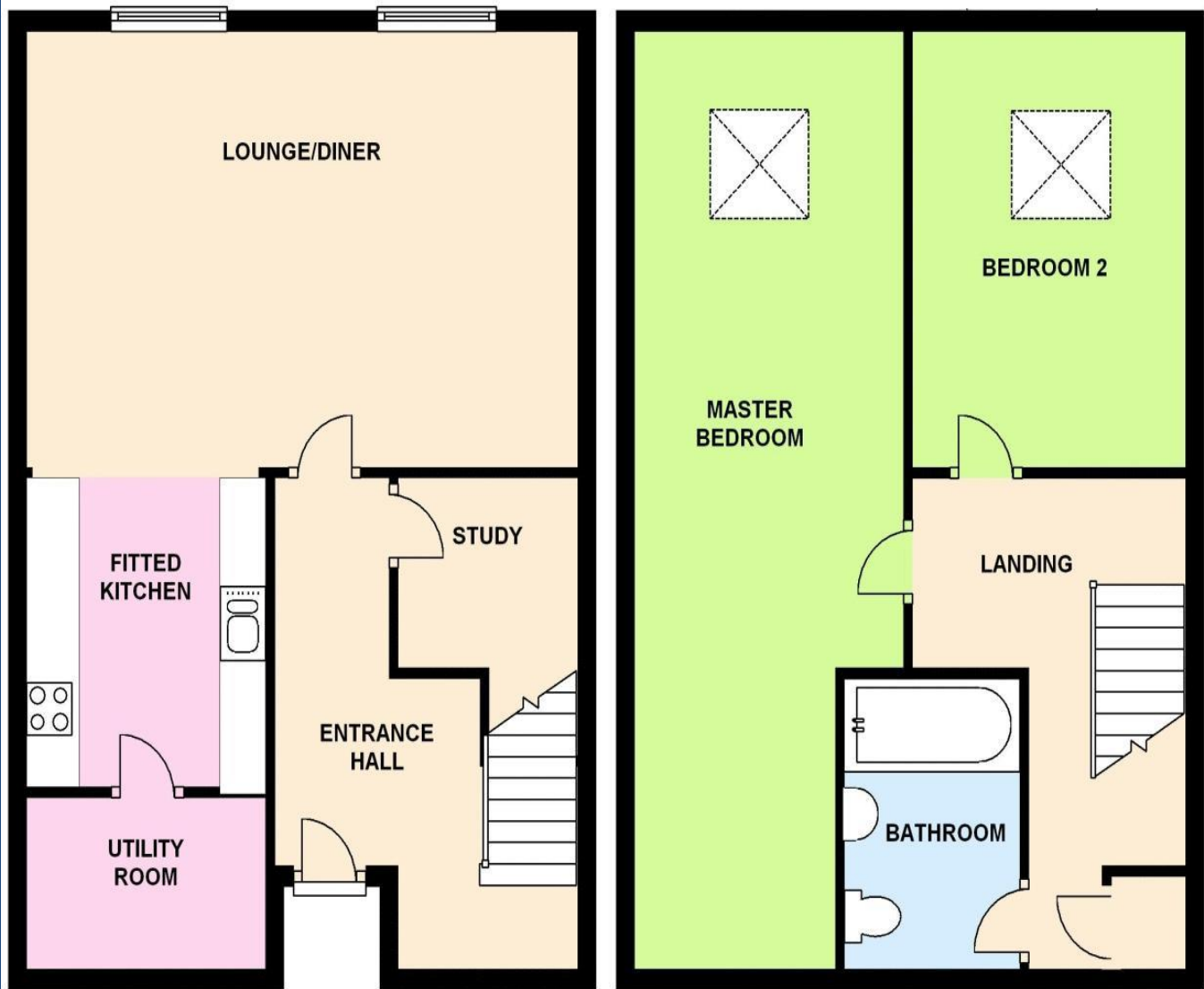
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TOTAL AREA: APPROX. 103.4 SQ. METRES (1113.3 SQ. FEET)

## Additional Information

EPC: C

Council Tax Band: B

Tenure: Leasehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 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](http://www.ajestateagents.co.uk) and navigate to Services > Lettings > Tenant Fees.**

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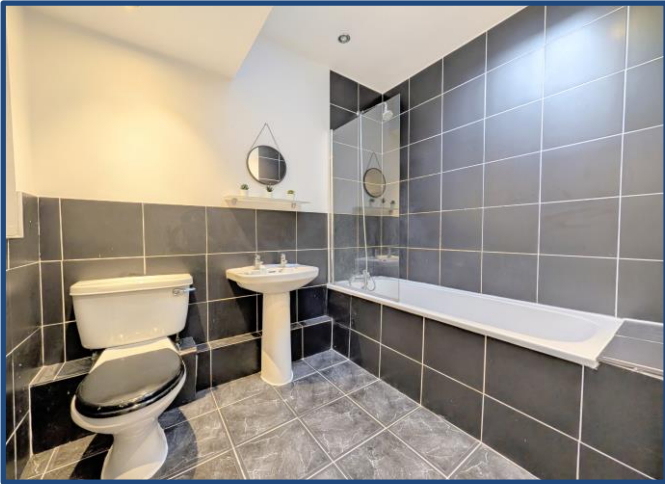
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