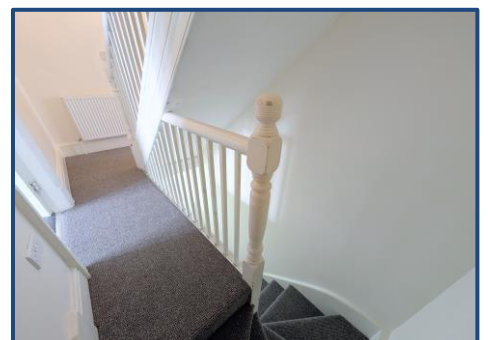


## To Let - King Street, Southport Town Centre - Three Bedroom Apartment **£825.00PCM**



### KEY FEATURES:

- Three Bedroom Apartment • Situated Across Four Floors • Town Centre Location • Modern Kitchen & Bathroom • Neutral Decoration • Available Immediately • Council Tax Band: A • EPC: D •

#### 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 this spacious three-bedroom terraced apartment to the rental market, ideally located in the heart of Southport Town Centre. Well maintained and tastefully presented throughout, the apartment is arranged over four floors and benefits from its own private entrance.

Positioned on King Street, the property is just a short walk from a wide range of amenities, including shops, cafés, and supermarkets, as well as excellent road and rail links to Liverpool, Preston, Manchester, and the surrounding areas. Early viewing is highly recommended to fully appreciate the size and quality of this impressive apartment.

The accommodation briefly comprises a private entrance leading to a stairwell to the first floor, where you will find the lounge and kitchen. The second floor hosts the master bedroom and a bathroom suite, while the third floor offers a front-facing double bedroom and a useful rear-facing single bedroom. Further benefits include gas central heating and double glazing.

Please note that the property is managed directly by the landlord, and no off-street parking is provided.

EPC Rating: D

Council Tax Band: A

Available immediately, subject to satisfactory references.



## Rooms

### **Entrance Hallway** 6' 5" x 5' 9" (1.95m x 1.75m)

UPVC double glazed window to rear, fitted carpet.

### **Kitchen** 10' 9" x 11' 4" (3.27m x 3.45m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, cooker, UPVC double glazed windows to side.

### **Lounge/Diner** 15' 1" x 11' 4" (4.59m x 3.45m)

UPVC double glazed window to rear, fitted carpet, central heating.

### **Bedroom 1** 15' 1" x 11' 4" (4.59m x 3.45m)

UPVC double glazed window to side, central heating, fitted carpet.

### **Family Bathroom** 10' 6" x 11' 2" (3.20m x 3.40m)

UPVC double glazed window to back, fitted with four piece suite comprising, wash hand basin, WC, bath, shower and half height tiling to all walls, central heating, tiled splashbacks, laminate flooring.

### **Bedroom 2** 15' 1" x 11' 4" (4.59m x 3.45m)

UPVC double glazed window to side, central heating, fitted carpet.

### **Bedroom 3** 9' 7" x 11' 8" (2.92m x 3.55m)

UPVC double glazed window to side, central heating, fitted carpet.



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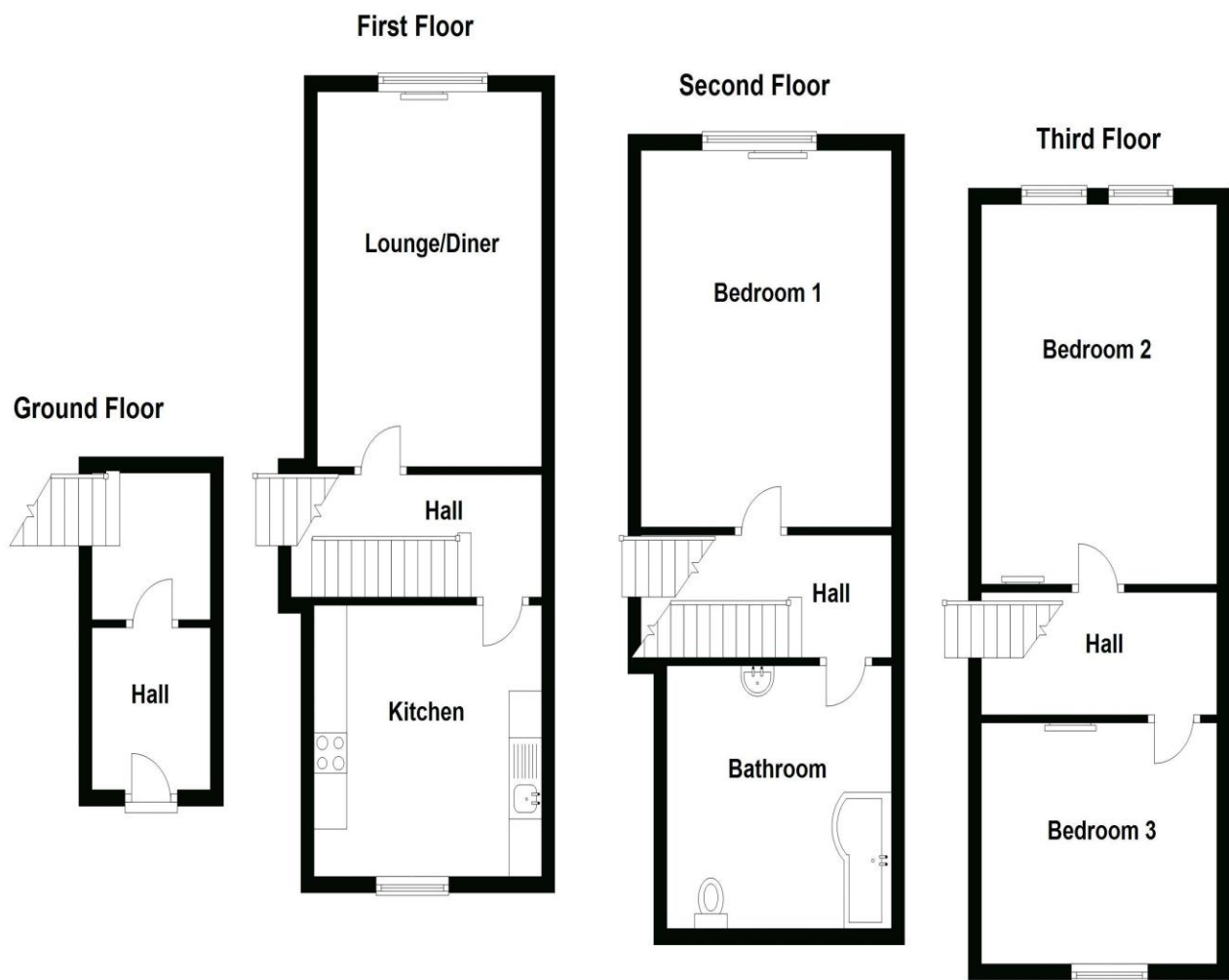
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## Additional Information

EPC: D

Council Tax Band: A

Tenure:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	55 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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Ombudsman**