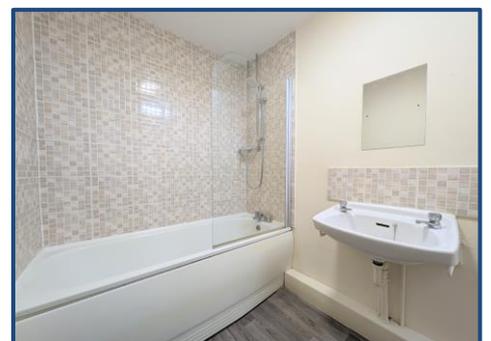
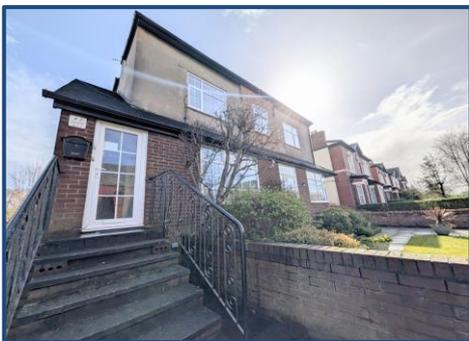


To Let - Derby Road, Southport - One Bedroom First Floor Apt **£625.00PCM**



KEY FEATURES:

- Prime location close to Southport Town Centre • Walking distance to Central Twelve Shopping Centre • One-bedroom first-floor apartment • Spacious and well-presented throughout • Bathroom • Gas central heating and double glazing • Excellent transport links to Liverpool, Preston & Manchester • Council Tax Band: A •

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E: sales@ajestateagents.co.uk

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Property Management

T: 01704 545800

E: pm@ajestateagents.co.uk



The Property Ombudsman

Property Description

Anthony James are delighted to offer this well-presented one-bedroom first-floor apartment to the rental market. Ideally located on Derby Road, the property is just a short distance from Southport Town Centre and the Central Twelve Shopping Centre, with excellent transport links by both road and rail providing easy access to Liverpool, Preston, Manchester, and surrounding areas. Early viewing is highly recommended.

The accommodation briefly comprises an entrance vestibule, bathroom, kitchen, spacious lounge, and a double bedroom.

Further benefits include gas central heating and double glazing throughout.

Please note, the property includes one unallocated parking space, shared between Apartments 2 and 3.



Rooms

Communal Entrance Hall

UPVC double glazed entrance door to front giving access to stairwell to the accommodation on the first floor.

Kitchen 10' 0" x 8' 4 (3.06m x 2.54m)

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, fridge/freezer and freestanding washing machine, cooker, uPVC double glazed window to rear, double radiator

Lounge 14' 2" x 11' 10 (4.31m x 3.6m)

UPVC double glazed window to rear, double radiator, fitted carpet, cupboard, door to bedroom

Bedroom 14' 2" x 11' 10 (4.31m x 3.6m)

UPVC double glazed window to rear, double radiator, fitted carpet & freestanding bedroom furniture including wardrobe and drawers

Bathroom

Fitted with three piece suite comprising deep panelled bath with separate shower over, pedestal wash hand basin and close coupled WC, tiled surround, heated towel rail, uPVC double glazed window to side.



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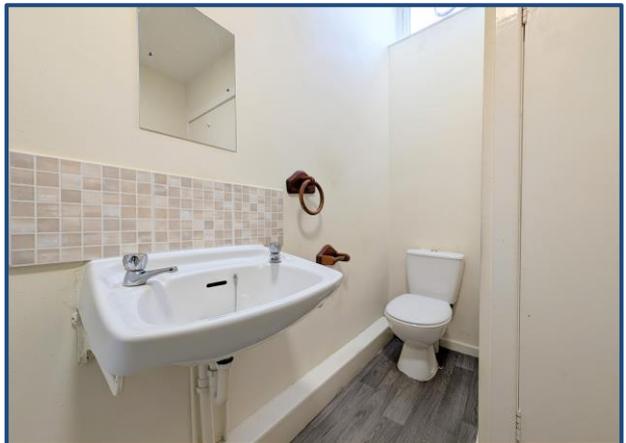
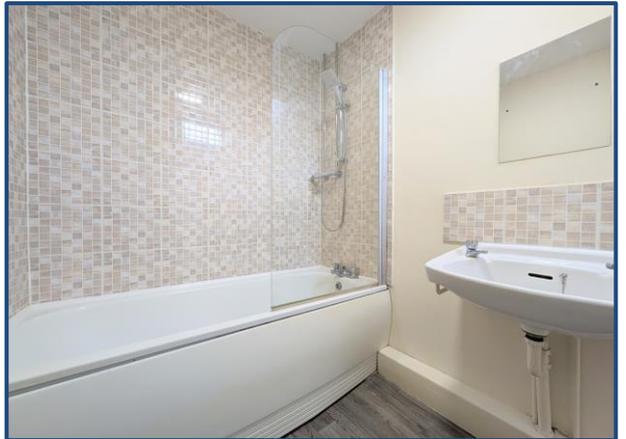
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The Property
Ombudsman

First Floor

Approx. 58.3 sq. metres (627.7 sq. feet)



Total area: approx. 58.3 sq. metres (627.7 sq. feet)

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

Additional Information

EPC: C

Council Tax Band: A

Tenure:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 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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