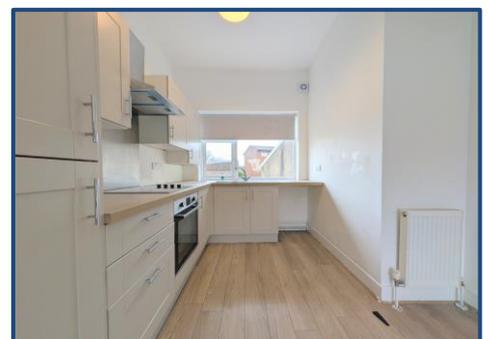


## To Let - Liverpool Road, Ainsdale - One Bedroom Apt

### £675.00PCM



#### KEY FEATURES:

- First Floor Apartment • Private Entrance • Ainsdale Village Location • Modern Fitted Kitchen • Modern Bathroom • Gas Central Heating • Council Tax Band: A • EPC: C •

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**The Property Ombudsman**

## Property Description

Anthony James is delighted to offer this modern first-floor apartment to the rental market. The property benefits from its own private entrance and is located just a short walk from Ainsdale Village, which offers a wide range of amenities including shops, bars, and restaurants, as well as excellent road and rail links to Southport Central, Liverpool, Preston, and surrounding areas. Early viewing is highly recommended to fully appreciate this attractive apartment.

The accommodation briefly comprises: private entrance stairwell, landing, open-plan kitchen/lounge/diner, bathroom, and a double bedroom.

Further benefits include gas central heating and UPVC double glazing.



## Rooms

### Entrance Hall

Composite entrance door. Fitted carpet, cupboard housing electric meter, stairs leading to first floor.

### First Floor Landing

Fitted carpet, doors leading to bathroom, bedroom and kitchen/living area.

### Bathroom 8' 5" x 5' 5" (2.57m x 1.64m)

Three piece bathroom suite comprising; bath with shower above, WC, hand wash basin, UPVC double glazed windows to rear, towel radiator and vinyl flooring.

### Kitchen/Living Area 24' 5" x 9' 2" (7.44m x 2.80m)

Range of modern base and wall units, integrated fridge freezer, fitted electric oven with hob above, space for washing machine. Open plan living area with UPVC double glazed window to front, radiator and laminate flooring.

### Bedroom 13' 3" x 12' 5" (4.05m x 3.79m)

Measure to widest point. Double bedroom, UPVC double glazed window to front, radiator and laminate flooring.



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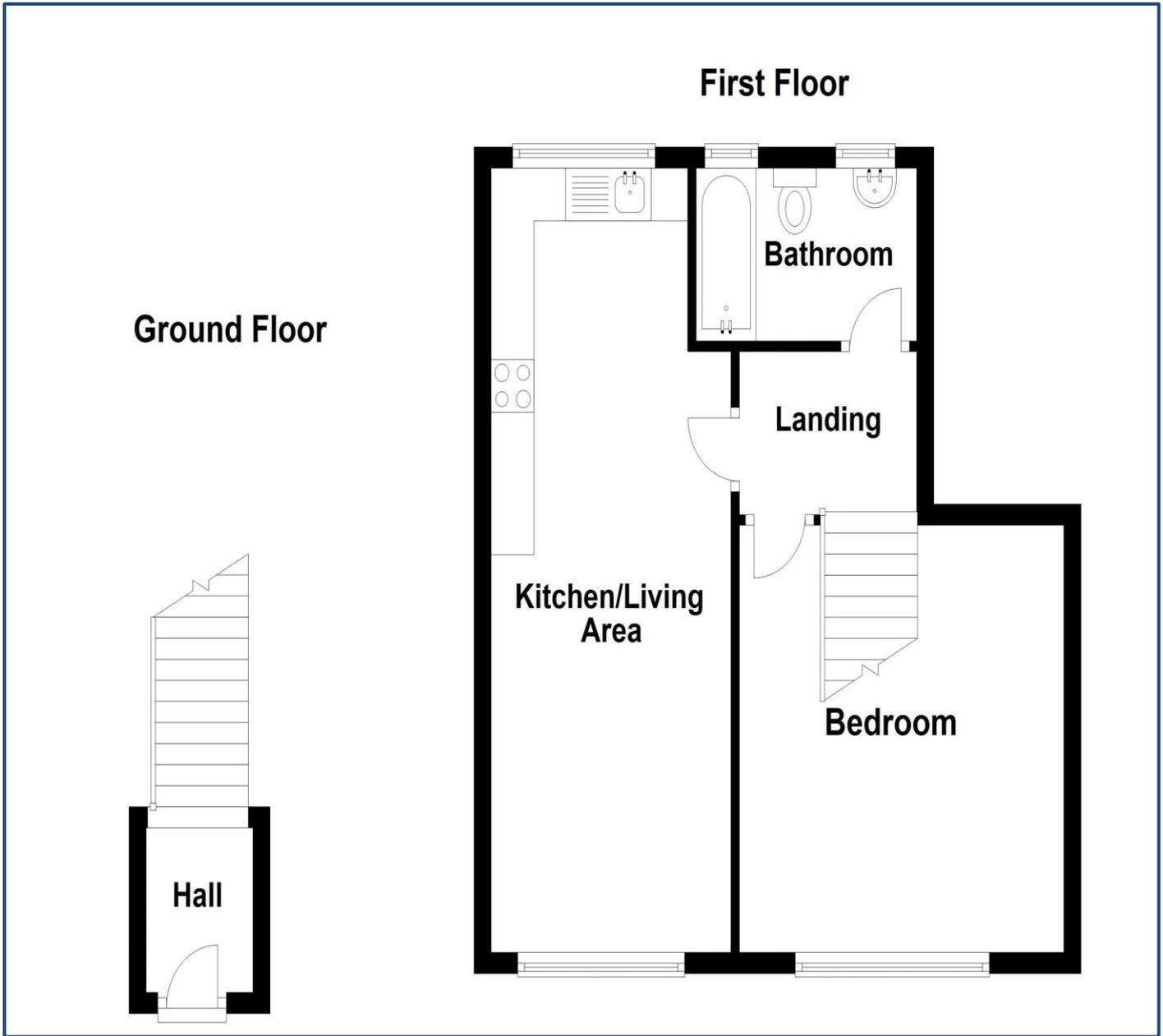
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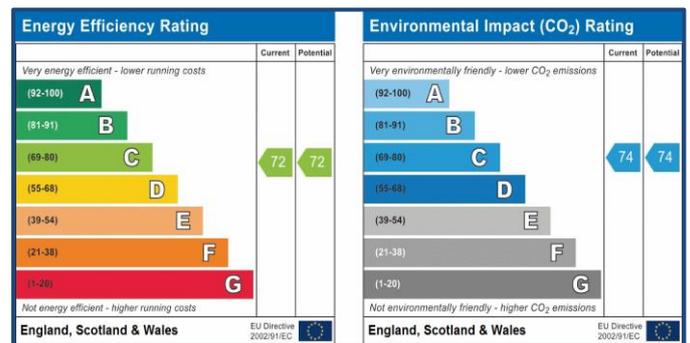


**The Property Ombudsman**



**Additional Information**

EPC: C  
 Council Tax Band: A  
 Tenure: Assured shorthold Agreement



**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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