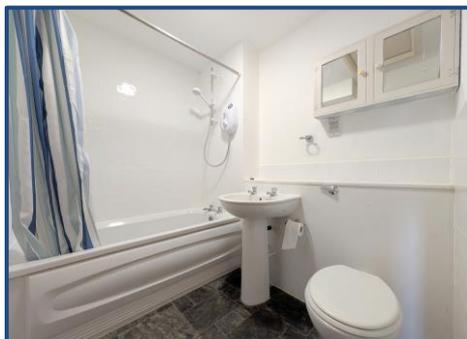
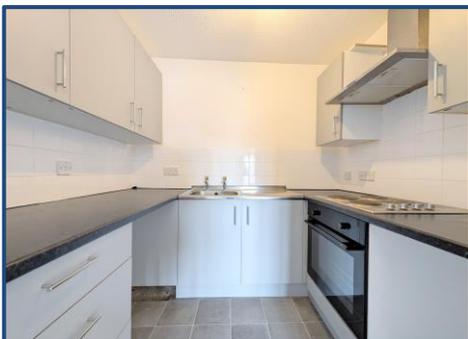


## To Let - Cambridge Court, Cambridge Road, Churchtown - 1 Bed Retirement Apt **£650.00PCM**



### KEY FEATURES:

- One-bedroom third-floor retirement apartment
- Exclusively available for residents aged 60 and over
- Bright lounge with views over Cambridge Road
- Double bedroom with integrated wardrobe
- Bathroom with shower over bath
- Walking distance to Hesketh Park and local amenities
- Excellent transport links to Southport, Preston, and Liverpool
- EPC Rating : D

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Property Management

T: 01704 545800

E: pm@ajestateagents.co.uk



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Ombudsman**

## Property Description

Anthony James are pleased to bring to the rental market this charming one-bedroom, third-floor retirement apartment located at Cambridge Court, just a short distance from the heart of Churchtown, Southport.

Available exclusively to those aged 60 and over, this well-presented property offers a neutral, secure, and community-focused living environment. Ideally situated, the apartment is within walking distance of Hesketh Park and benefits from excellent transport links via both rail and road, providing easy access to Southport Town Centre, Preston, Liverpool, and surrounding areas.

The accommodation briefly comprises: an entrance hall with storage cupboard, a bright lounge overlooking Cambridge Road, a fitted kitchen, a double bedroom with integrated wardrobe, and a bathroom with a shower over the bath.



## Rooms

### Hallway

Entrance Hall with storage cupboard housing water heater and fuses.

### Lounge

A bright and airy lounge with fitted carpets and electric radiator. Access leads through to...

### Kitchen

A galley style kitchen with base and eye level units with laminate counters and stainless steel sink. Electric four ring hotplate hob and low level oven. Space is provided for a washing machine and under counter fridge.

### Bedroom

A spacious double bedroom with fitted carpets and electric radiator and full height cupboard for wardrobe storage.

### Bathroom

A three piece bathroom suite comprising bath (with shower over bath and curtain), pedestal sink and WC. The space is decorated with tiles to wet areas and vinyl flooring.



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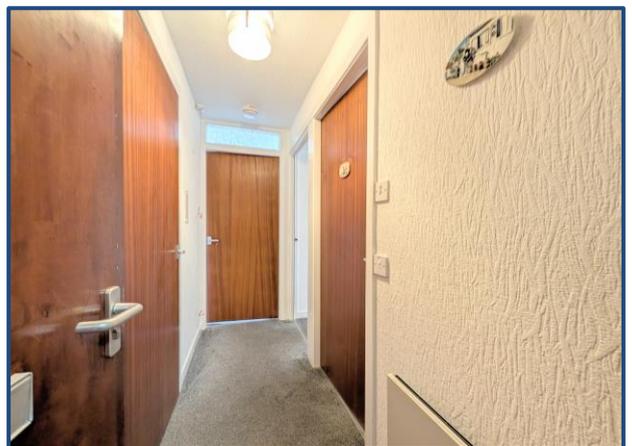
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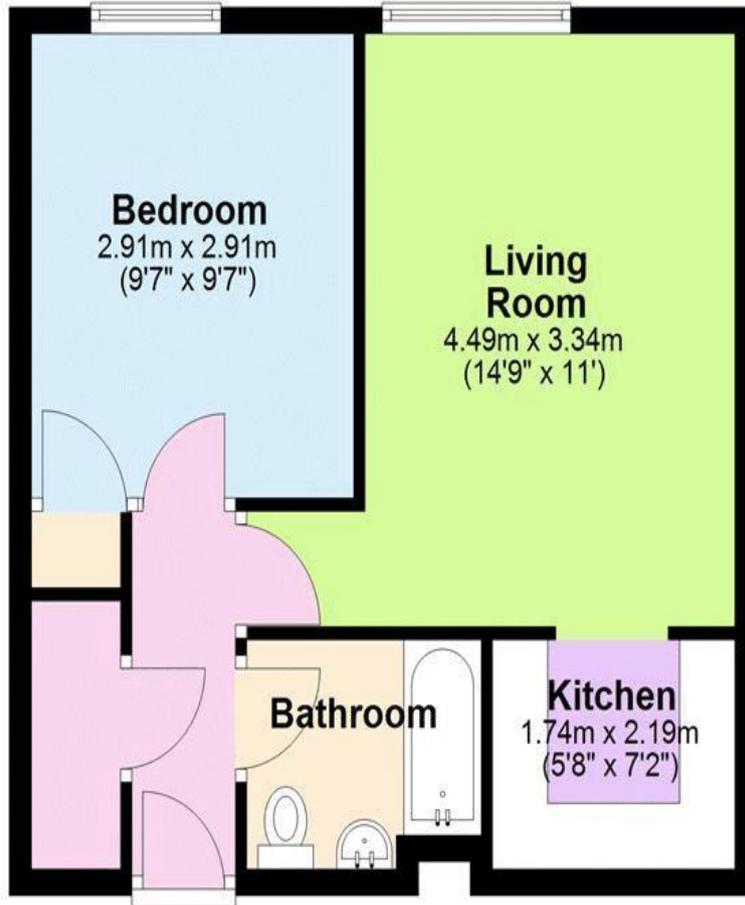


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## Second Floor



All measurements are approximate and are intended for general reference only. Floor plans may not be to scale. Viewers are advised to verify all measurements and dimensions Independently.  
Plan produced using PlanUp.

### Additional Information

EPC: D  
Council Tax Band:  
Tenure: AST

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	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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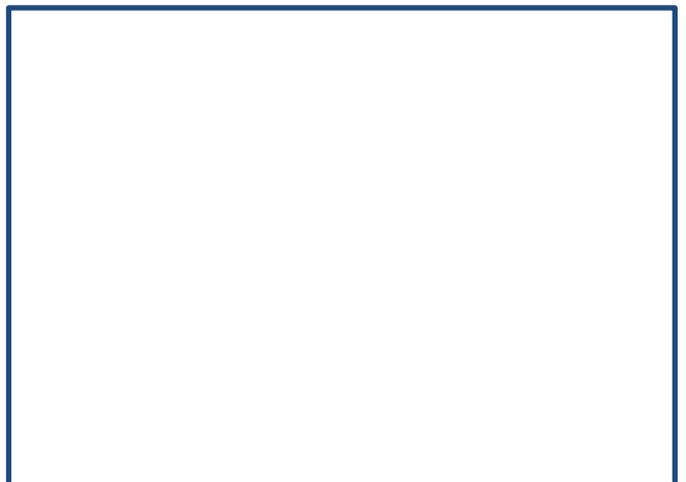
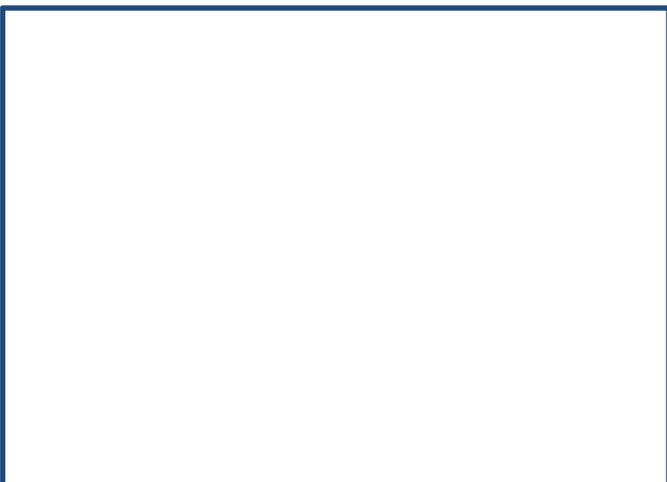


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