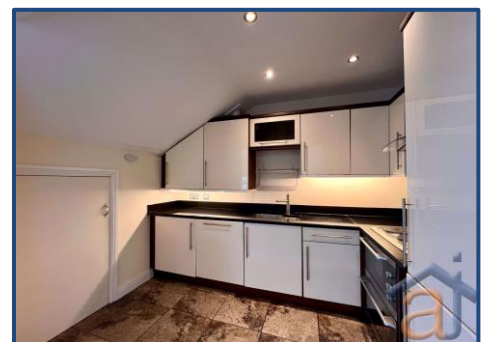


## To Let - Chestnut Gardens, Park Avenue, PR9 - Two Bedroom Apartment **£850.00PCM**



### KEY FEATURES:

- Top Floor Apartment • Two Double Bedrooms • Fully Fitted Kitchen • En Suite to Master Bedroom • Available early April 2026 • Close to Local Amenities • Excellent Location • Off Road Parking •

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## Property Description

We are delighted to bring to the rental market this beautifully presented top floor apartment, available from early April 2026. Offering a perfect blend of comfort, style, and convenience, this well-maintained property is ideally located close to local amenities, making everyday living easy and accessible. With the added benefit of off-road parking, this apartment is perfect for anyone seeking a bright, modern home in a desirable location. Early viewing is highly recommended to fully appreciate all that this fantastic property has to offer. The property boasts an entrance hall, lounge leading through to the modern kitchen, master bathroom, Master bedroom with ensuite shower room & secondary bedroom. Additional benefits include gas central heating & UPVC double glazing.

EPC Rating : C

Council Tax Band: C The property is available Early April 2026 (subject to checks)

## Rooms

### Living Room

Step into a generously sized living room designed for comfort and style. The space is fully carpeted with a soft, neutral-toned fitted carpet that complements the crisp white painted walls, creating a fresh and versatile backdrop for any décor. Natural light pours in through four large windows, enhancing the bright and airy atmosphere throughout the day. As evening falls, the room remains warmly illuminated with a stylish central pendant light with a modern shade, perfectly paired with two elegant wall lights that add ambiance and character. To ensure comfort year-round, the room benefits from a gas central heating radiator, providing consistent warmth and efficiency. Whether you're entertaining guests or enjoying a quiet night in, this welcoming space is the perfect setting to call home.

### Kitchen

This stylish kitchen is both practical and inviting, designed with functionality and modern living in mind. The floor is laid with brown stone-effect tiles, offering a contemporary look that's also easy to maintain. Crisp white painted walls provide a clean and neutral canvas, enhancing the room's bright and open feel. The kitchen boasts a range of sleek wall and base units, offering ample storage for all your essentials, while the integrated electric oven, electric hob, and integrated fridge freezer ensure you have everything you need for easy day-to-day cooking. Under-cabinet mood lighting adds a warm and atmospheric glow, perfect for both evening entertaining and casual dining. Overhead, multiple ceiling spotlights provide bright, even illumination, making this space as practical as it is stylish. There's also a handy eaves storage cupboard, ideal for storing less frequently used items or keeping your kitchen clutter-free.

### Bedroom

The main bedroom is a spacious and serene retreat, thoughtfully designed to offer both comfort and functionality. Featuring three generously sized windows, the room is flooded with natural light throughout the day, creating a calm and uplifting atmosphere. The floor is finished with plush fitted carpets, adding warmth and comfort underfoot, while the neutral painted walls provide a versatile backdrop—ready to suit any personal style or décor. A built-in wardrobe offers convenient, space-saving storage, ideal for keeping clothes and belongings neatly tucked away. The room is equipped with a gas central heating radiator to ensure year-round comfort, and a central pendant ceiling light adds a soft, ambient glow for relaxing



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evenings. Whether you're winding down or starting your day, this inviting bedroom offers the perfect blend of light, space, and comfort.

### Ensuite

Connected directly to the master bedroom, this modern three-piece ensuite offers convenience and contemporary style in equal measure. The space is fully tiled from floor to ceiling in a sleek, easy-to-clean finish, creating a fresh, polished look that's both functional and elegant. The en-suite is fitted with a walk-in shower, low-level WC, and a modern sink, offering everything you need for a refreshing start to the day or a relaxing wind-down in the evening. Additional features include a heated towel rail for warm, cosy towels, a shaver outlet for added convenience, and an extractor fan to help maintain a fresh, moisture-free environment. Perfectly designed for comfort and practicality, this en-suite adds a touch of luxury to your everyday routine.



### Second Bedroom

This well-presented second bedroom is a bright and inviting space, ideal as a guest room, home office, or additional bedroom. It features soft fitted carpets underfoot and neutrally decorated walls, creating a calming and adaptable space ready for your personal touch. A large window allows plenty of natural light to filter in, enhancing the room's airy and welcoming feel. The built-in wardrobe offers excellent storage without compromising floor space, helping to keep the room neat and organized. A gas central radiator ensures warmth and comfort all year round, while a pendant ceiling light provides a soft and ambient glow, perfect for winding down at the end of the day. This second bedroom offers both practicality and comfort, making it a valuable and flexible addition to the home.



### Bathroom

This stylish three-piece main bathroom offers a clean, modern design and all the essentials for everyday comfort. It features a full-size bathtub, a low-level toilet, and a sleek basin complete with a round mirror above, adding both charm and functionality. Both the walls and floor are fully tiled, giving the space a polished, easy-to-maintain finish that feels fresh and luxurious. The multiple ceiling spotlights provide bright, even lighting—perfect for morning routines or relaxing soaks in the tub. Whether you're getting ready for the day or winding down in the evening, this well-appointed bathroom offers a calm and contemporary space to enjoy.



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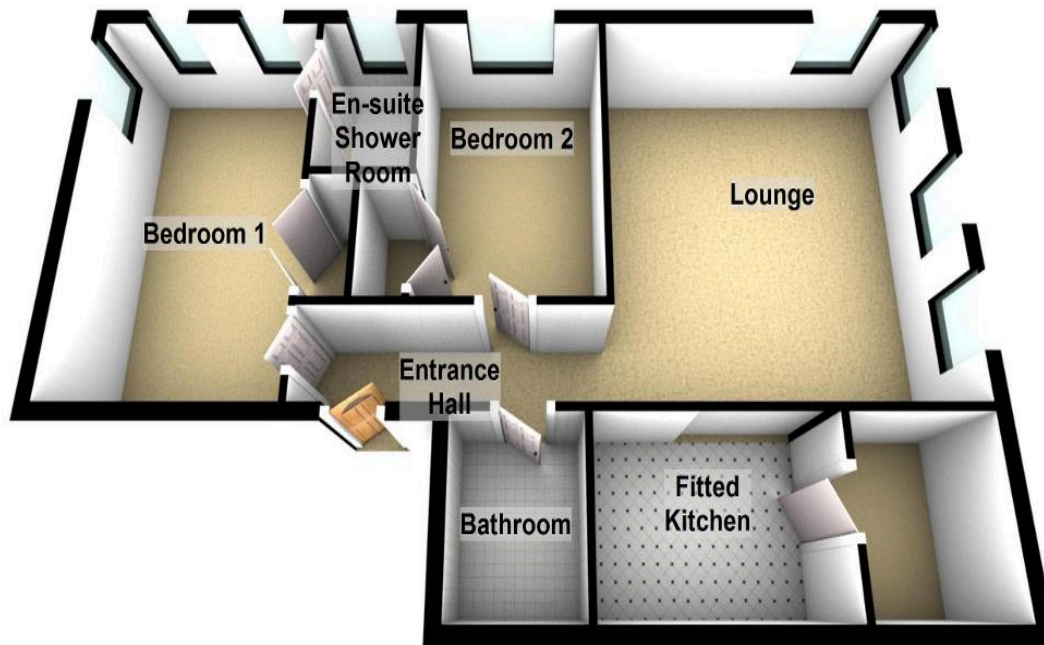
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## Second Floor

Approx. 68.5 sq. metres (737.2 sq. feet)



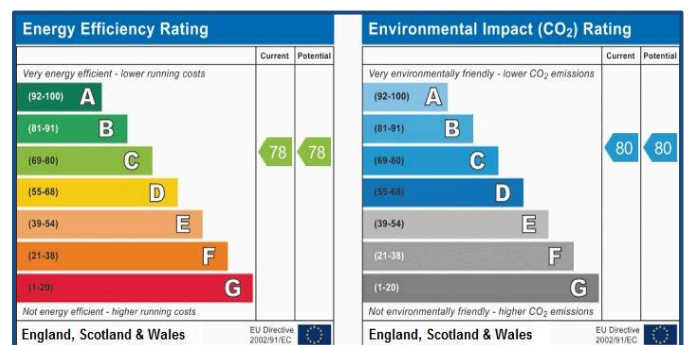
Total area: approx. 68.5 sq. metres (737.2 sq. feet)

### Additional Information

EPC: C

Council Tax Band: C

Tenure: Leasehold



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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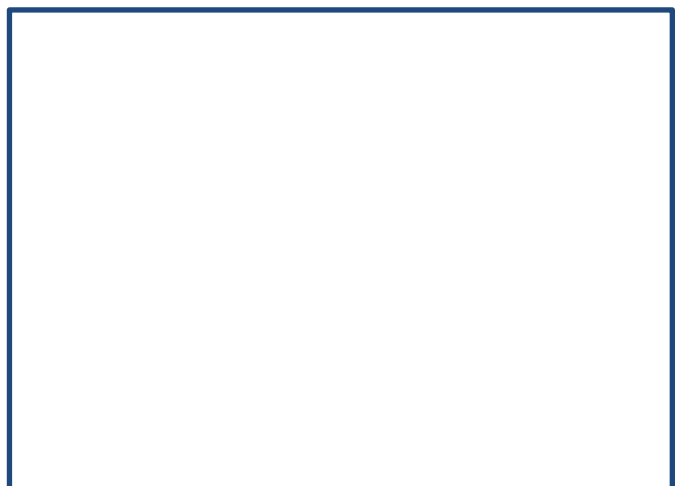
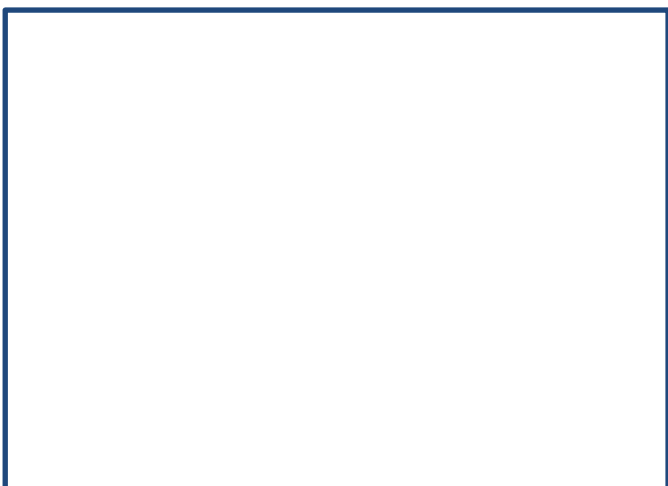
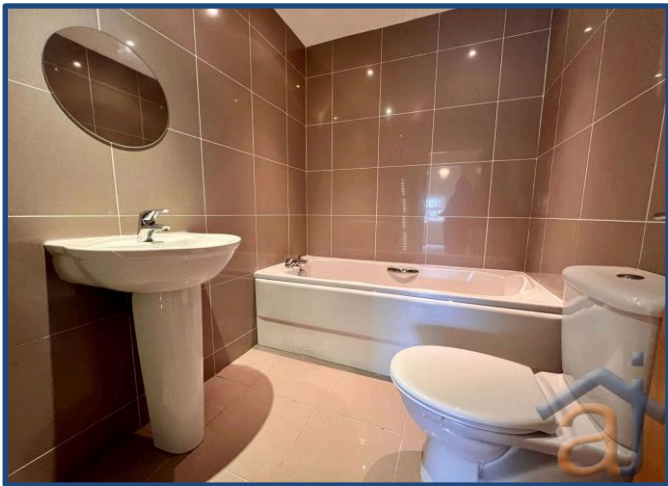
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