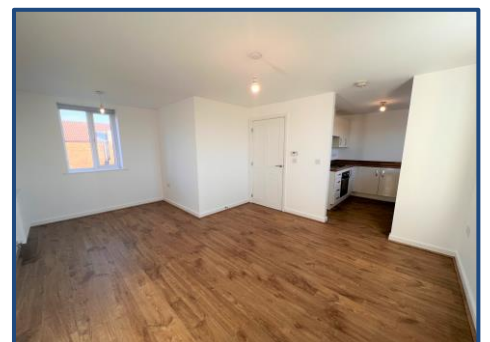


To Let - Maplebeck Drive, Southport - Two Bedroom Coach House **£950.00PCM**



KEY FEATURES:

- Pavilion Gardens Development • Two Double Bedrooms • Modern Kitchen and Bathroom • Fabulous Front Facing Views • Allocated Parking for One Vehicle • Coach House Style Property • Private Entrance • External Storage Cupboard •

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Rentals

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**The Property
Ombudsman**

Property Description

Anthony James are proud to bring to the rental market a beautifully presented TWO BEDROOM coach house style property nestled between townhouses with fabulous views overlooking the large greenspace within the fantastic Pavilion Garden Development.

This property boasts its own private entrance and a modern neutral feel throughout with allocated parking for one vehicle to the rear. The property is situated within the popular area of Kew providing its wealth of local amenities within walking distance such as local shops, Meol's Cop Retail Park & Southport General Hospital. It is highly recommended to arrange a visit to truly appreciate this immaculate property.

The property briefly comprises of; ground level private entrance with stairwell leading to the first floor landing, WC, lounge/diner leading to the high gloss galley style kitchen. Stairs lead to the second floor landing with handy raised cupboard, family bathroom with shower over bath facilities & two double bedrooms. Externally is allocated parking for one & with external cupboard under the stairs.

Additional benefits include gas central heating & UPVC double glazing throughout.

EPC Rating : B Council Tax Band : B Available Mid May 2026

Please note, this property is managed via the Agent.

Marketing photography provided with this advertisement was taken in 2022 thus may not reflect current condition.



Rooms

Ground Floor Hallway

First Floor Landing

Lounge/Diner

An open aspect bright and airy lounge/diner with fitted flooring and views to the front and rear of the property. Access leads to the kitchen

Kitchen

A well presented high gloss galley style kitchen comprising of base and eye level fitted units with wood effect laminate counters. A stainless steel sink with drainer & chrome tap overlooks the Pavilion Gardens Development. Cooking facilities include a four ring gas hob with electric fan assisted oven & inset extractor fan. Space is provided for a fridge/freezer and plumbing is provided for a washing machine. The space is decorated neutrally with stainless steel backsplash to the rear of the hob with plaster painted walls to other areas and vinyl wood effect flooring.

Second Floor Landing

Rising to the second floor there are neutral fitted carpets and plaster painted walls. A handy over stairs cupboard is present for extra storage. Other notable points include UPVC rear facing window and radiator.



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Family Bathroom

A front facing bright and modern three piece bathroom suite comprising of WC, pedestal sink & bath with shower screen and shower. The space is tiled to wet areas with vinyl wood effect flooring and obscured UPVC window. Additional items include extractor fan and chrome heated towel rail.

Bedroom One (Front)

A front facing spacious and neutral bedroom comprising of fitted vinyl flooring and plaster painted walls with UPVC window and radiator.

Bedroom Two (Rear)

A rear facing spacious and neutral bedroom comprising of fitted vinyl flooring and plaster painted walls with UPVC window and radiator.

External Ground Floor Cupboard

To the side of the property is a handy under stairs cupboard with plaster painted walls & bare concrete floors. Electrics and lighting are present with composite secure door.



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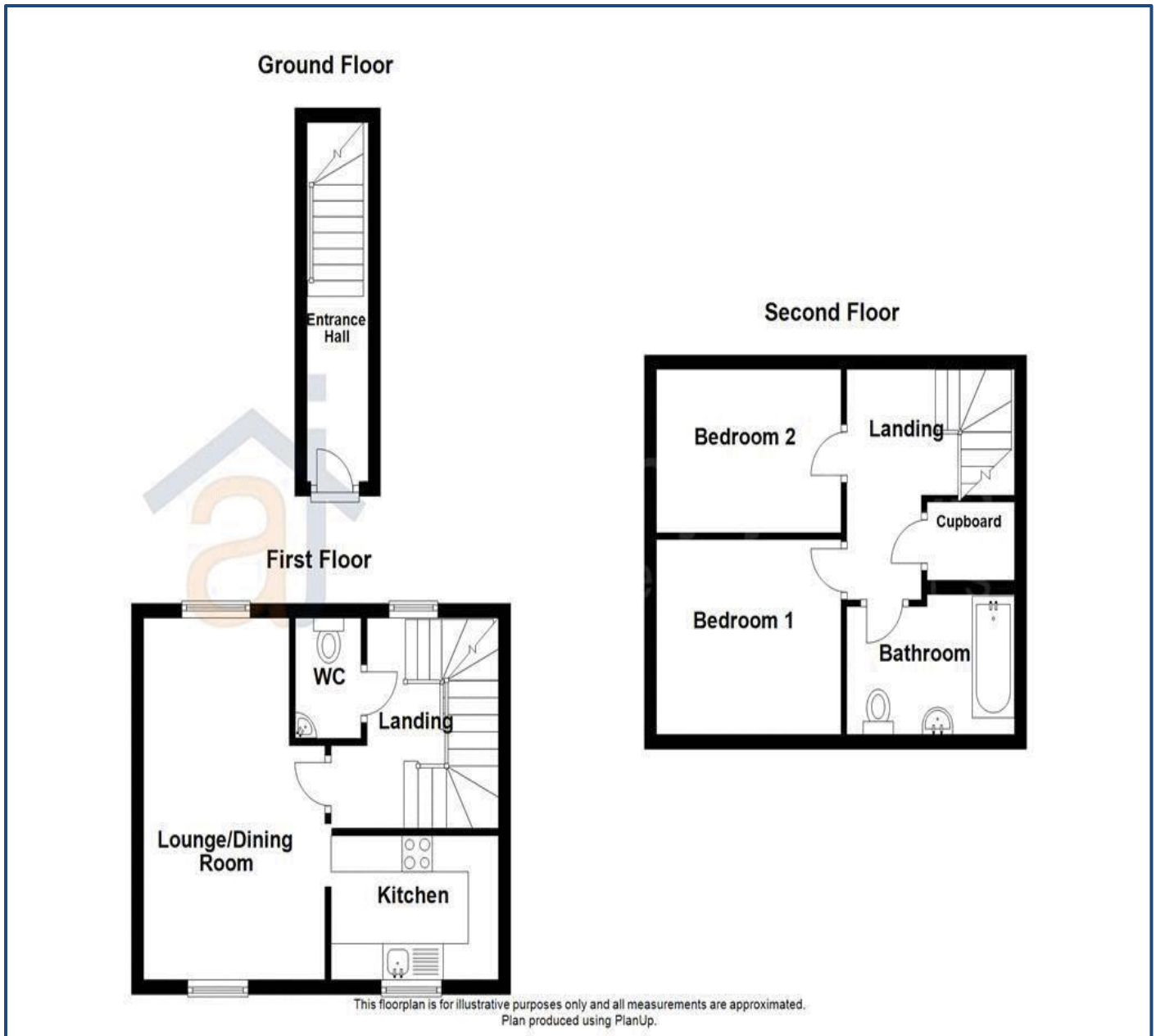
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Additional Information

EPC: B
Council Tax Band: B

Energy Performance Certificate HM Government

44, Mountbatten Drive, BOSTONSPY, PER BA4
 Dwelling Type: 3rd Floor House
 Date of certificate: 20 August 2017
 Total floor area: 63.3 - 70.8 - 0.750 - 33.75 - 15.55
 Type of measurement: SAP, new dwelling
 Date of completion: 20 August 2017
 Total floor area: 68 m²

Estimated energy costs for this house
 Over 3 years you could save **£ 1,017**

Category	Current rating	Potential rating	Potential future savings
Lighting	E 100 over 3 years	E 100 over 3 years	£ 0
Heating	E 100 over 3 years	E 100 over 3 years	£ 0
Hot Water	E 100 over 3 years	E 100 over 3 years	£ 0
Total	E 100	E 100	£ 0

Energy efficiency rating
 Current: E (100) | Potential: E (100)

Actions you can take to save money and make your home more efficient

Measure	Estimated cost	Potential savings per year
1. Double window glazing	£14,000 - £20,000	£ 500
2. Double glazing external doors	£10,000 - £20,000	£ 500

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.**