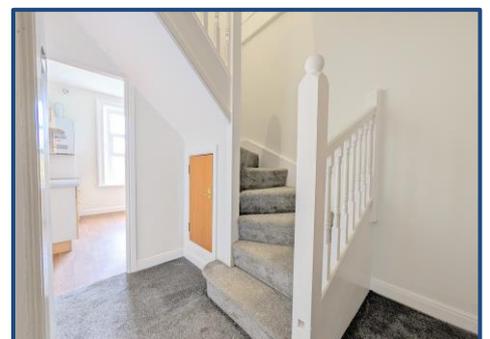
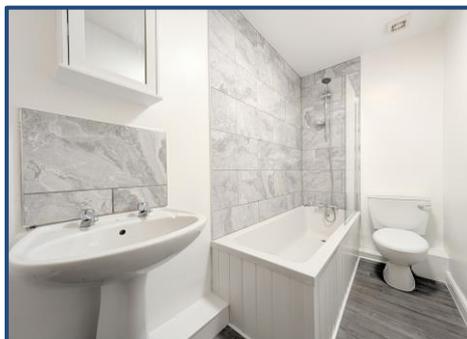
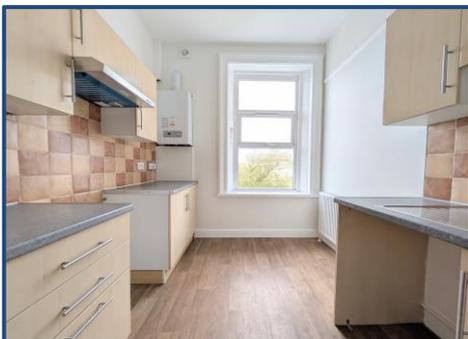


To Let - Seabank Road, Southport Town Centre - 2 Bedroom Duplex Apartment **£850.00PCM**



KEY FEATURES:

- Duplex Apartment • Available Immediately • Closeby To The Promenade • Two Bedrooms • Southport Town Centre • Modern Kitchen and Bathroom • Unallocated Off Road Parking to Front • EPC Rating : E •

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ARMA
ASSOCIATED REAL ESTATE
MANAGING AGENTS



The Property
Ombudsman

Property Description

Anthony James are delighted to present this ideally located two-bedroom duplex apartment to the rental market, perfectly positioned close to Southport Town Centre and the Marine Lake.

This property is ideal for those seeking the vibrant lifestyle of the town centre, with its wide selection of bars, restaurants, and shops, while also enjoying the charm of a coastal setting.

Excellent transport links are available nearby, providing convenient access to Liverpool, Preston, Manchester, and surrounding areas via both road and rail. Early viewings are highly recommended to fully appreciate what this apartment has to offer.

The accommodation briefly comprises a communal stairwell leading to the first floor, an internal hallway, a kitchen, a spacious bay-fronted lounge, bathroom and the first bedroom. Stairs lead to the second floor, where the second bedroom benefits from two useful storage areas.

Further benefits include gas central heating, double glazing throughout, and unallocated external parking to the front of the property.

EPC Rating: E Council Tax Band: A

Available immediately, subject to satisfactory referencing.

Please note, the external images have been AI enhanced to show a sunny day. This property is managed directly via the landlord



Rooms

Kitchen 11' 3" x 7' 8" (3.43m x 2.34m)

Modern kitchen with Double Glazed window, radiator to side and matching range of base and eye level units, extractor hood, mixer sink and space for appliances. An electric freestanding oven will be provided.

Living Room 15' 0" x 12' 3" (4.57m x 3.73m)

Large Living Room, fitted carpeted, large double glazed bay windows. Central heating.

Bedroom 1 13' 1" x 8' 7" (3.98m x 2.61m)

UPVC double glazed window to side, central heating, fitted carpet.

Bathroom 9' 2" x 4' 4" (2.79m x 1.32m)

Fitted with three piece suite comprising, wash hand basin, WC, bath, shower and full height tiling to left side wall, central heating, tiled splashbacks, laminate flooring.

Bedroom 2 13' 5" x 11' 6" (4.09m x 3.50m)

UPVC double glazed window to side, central heating, fitted carpet.



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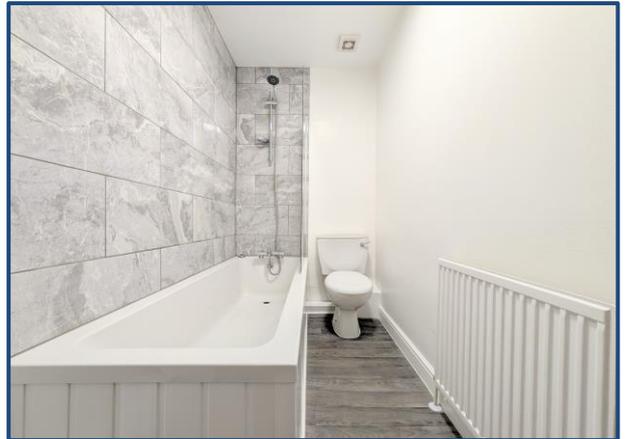
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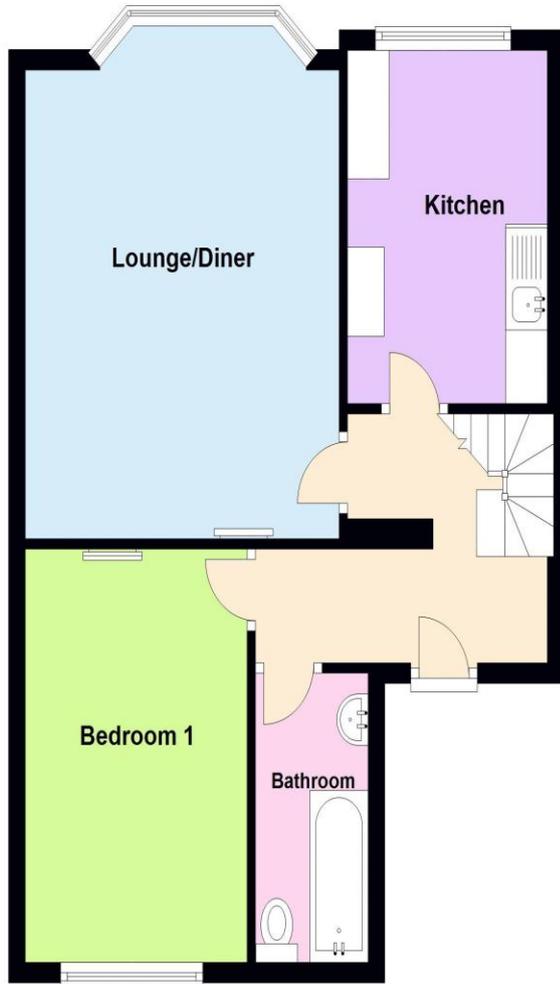
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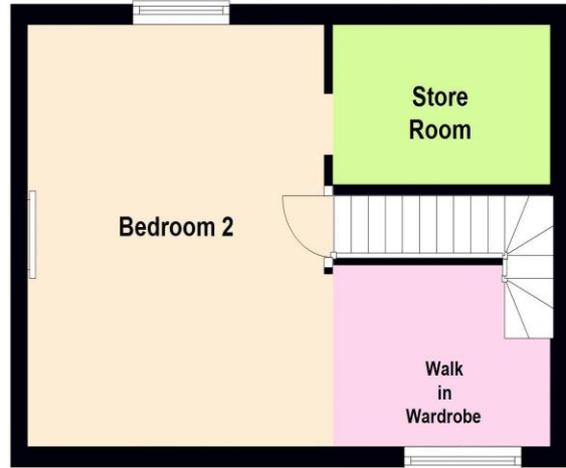


The Property Ombudsman

First Floor



Top Floor



Additional Information

EPC: E
 Council Tax Band: A
 Tenure: AST

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	43 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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