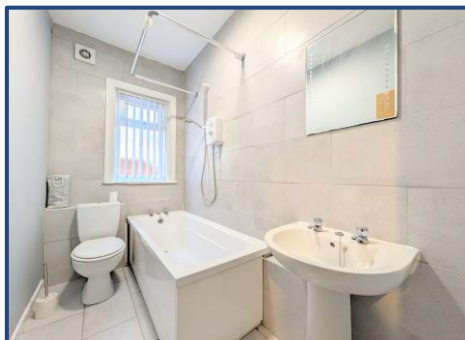
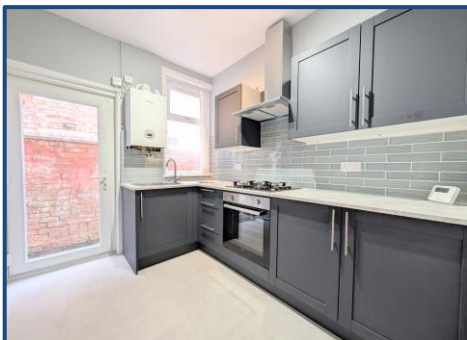


## To Let - Manchester Road, York Terrace, Southport - Ground Floor Apt **£650.00PCM**



### KEY FEATURES:

- Ground Floor One Bedroom Apartment • Close to Southport Town Centre • Recently Refurbished Throughout • Ready for Immediate Move In • UPVC Glazing & Gas Central Heating • Convenient Location to Local Amenities • Access to Private Courtyard Garden • Council Tax Band: A •



**Sales**

T: 01704 550048

E: sales@ajestateagents.co.uk



**Rentals**

T: 01704 543434

E: rentals@ajestateagents.co.uk

**Property Management**

T: 01704 545800

E: pm@ajestateagents.co.uk



**The Property  
Ombudsman**

## Property Description

Anthony James are pleased to present to the rental market this modernised ground floor one-bedroom apartment, complete with a private rear yard. Ideally situated close to the vibrant Southport Town Centre, the property benefits from a wide range of local amenities, as well as easy access to the Marine Lake and beach.

Excellent transport links are also available via road and rail to Liverpool, Preston, Manchester, and surrounding areas. Early viewing is highly recommended to fully appreciate all this apartment has to offer.

The accommodation briefly comprises a communal hallway, lounge, private inner hallway, shaker-style kitchen, bathroom, and double bedroom.

Externally, the property benefits from a paved private walled courtyard with rear access.

Further benefits include gas central heating and double glazing.

Please note that parking is unallocated and available on a first come, first served basis. This property is managed directly by the landlord and is available immediately, subject to satisfactory checks.

Council Tax Band: A EPC Rating: C



## Rooms

**Lounge** 12' 2" x 10' 7 (3.7m x 3.23m)  
Window to side, radiator and laminate flooring.

**Kitchen** 9' 7" x 7' 10 (2.91m x 2.4m)  
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, cooker, UPVC double glazed windows to side.

**Bathroom** 5' 9" x 7' 10 (1.76m x 2.4m)  
Recently refitted with three piece suite with bath, wash hand basin and WC, tiled surround and window to side with tiled flooring.

**Bedroom** 12' 4" x 12' 2 (3.77m x 3.7m)  
Window to rear and radiator.

**Private courtyard**  
Private courtyard which is accessible from the kitchen. Courtyard is a paved area.



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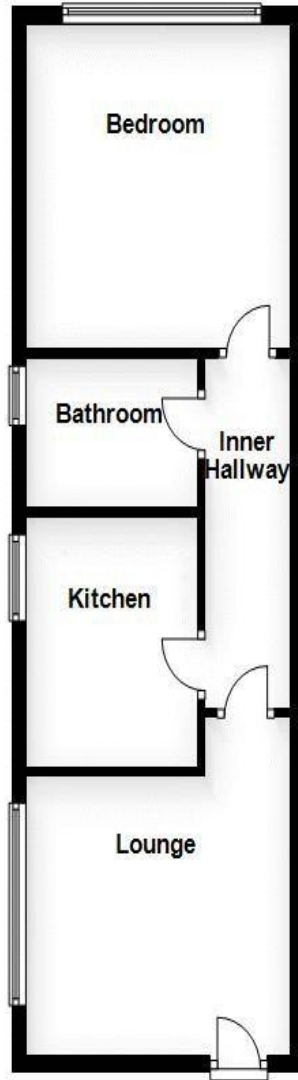
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### Ground Floor

Approx. 44.2 sq. metres (476.2 sq. feet)



Total area: approx. 44.2 sq. metres (476.2 sq. feet)

### Additional Information

EPC: C

Council Tax Band: A

Tenure:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	73 C
55-68	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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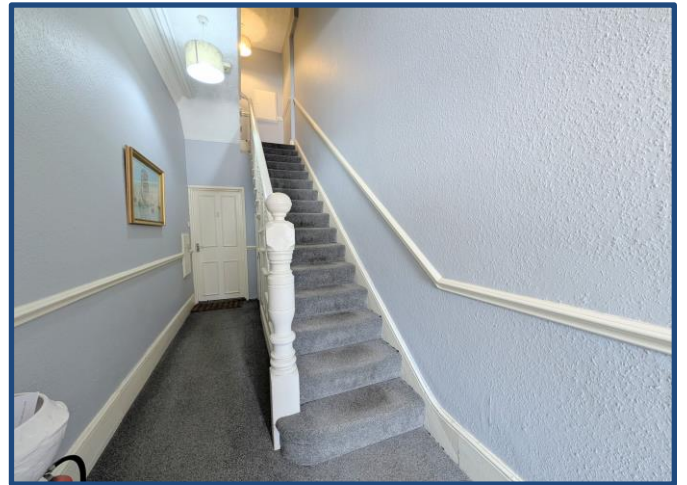
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