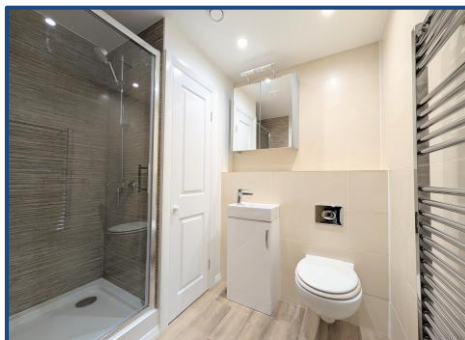
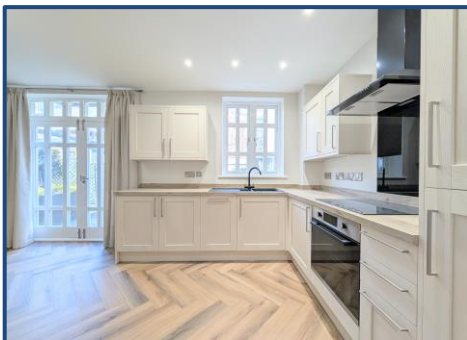


To Let - Post Office Avenue, Southport Town Centre - Two Bed Apt **£850.00PCM**



KEY FEATURES:

- Modern 2-bed ground floor apartment in Southport town centre
- Open-plan lounge/kitchen with integrated appliances
- Master bedroom with en-suite
- Access to communal gardens and decked area
- Secure underground allocated parking
- Close to shops, beach, and transport links
- EPC Rating : D
- Council Tax Band : C

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**The Property
Ombudsman**

Property Description

Anthony James is pleased to present to the rental market this charming and modern two-bedroom ground floor apartment, ideally situated within the sought-after Posting House development on Post Office Avenue in the heart of Southport Town Centre. The property benefits from an excellent range of nearby amenities, including shops, supermarkets, cafés, restaurants, and bars, while also being just a short stroll from the Marine Lake and Southport Beach.

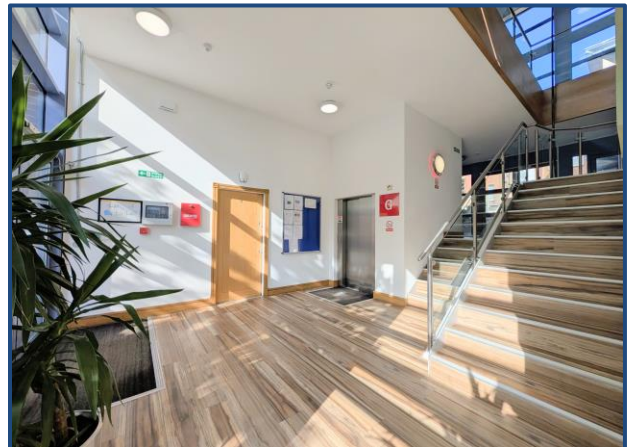
Excellent transport links via road and rail provide convenient access to Liverpool, Preston, Manchester, and surrounding areas. Early viewings are highly recommended to fully appreciate this lovely apartment.

The accommodation briefly comprises a split-level hallway, an open-plan lounge/kitchen featuring shaker-style cabinetry and integrated appliances, boiler cupboard, a main shower room, a spacious master bedroom with en-suite, and a second single bedroom.

Externally, the apartment offers access to the communal gardens via double doors from the lounge, leading onto a decked area. Further benefits include an allocated parking space within the secure underground car park, electric heating, and double glazing.

EPC Rating: D Council Tax Band: C

Please note, this apartment is managed directly by the landlord. Available immediately, subject to satisfactory referencing.



Rooms

Split Level Hallway

Stairs lead to the main living area

Lounge Area

A well presented and welcoming open aspect lounge decorated neutrally with vinyl flooring. A handy boiler cupboard with shelving is present along with double doors onto a decked area.

Kitchen Area

Open aspect with the lounge, a stylish and modern shaker style kitchen with base and eye level matt finish cabinetry with laminate counter tops and composite double basin sink. Cooking facilities include four ring electric hob & low level fan oven. Appliances include a 70/30 fridge freezer, slimline dishwasher & washing machine.

Master Shower Room

A stylish and well presented three piece shower suite comprising shower cubicle with hinged door, wall mounted sink & flush button WC. The space is decorated with tiles to walls and floors with heated towel rail.

Bedroom One

A main bedroom decorated neutrally with fitted carpets and access to the ensuite.

Ensuite

A fabulous ensuite decorated neutrally with tiles to walls and floors. The suite comprises shower cubicle, wall mounted sink & flush button WC.



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Bedroom Two

A secondary single bedroom decorated neutrally with fitted carpets.

External Decking

External decked space accessed from the lounge overlooking the communal courtyard.

Parking

Parking is accessed via stairwell or lift. The parking space is labelled and located to the right side as you enter the car park. The space is lit with automatic lighting and main ramped car access via secure up and over automatic garage door.



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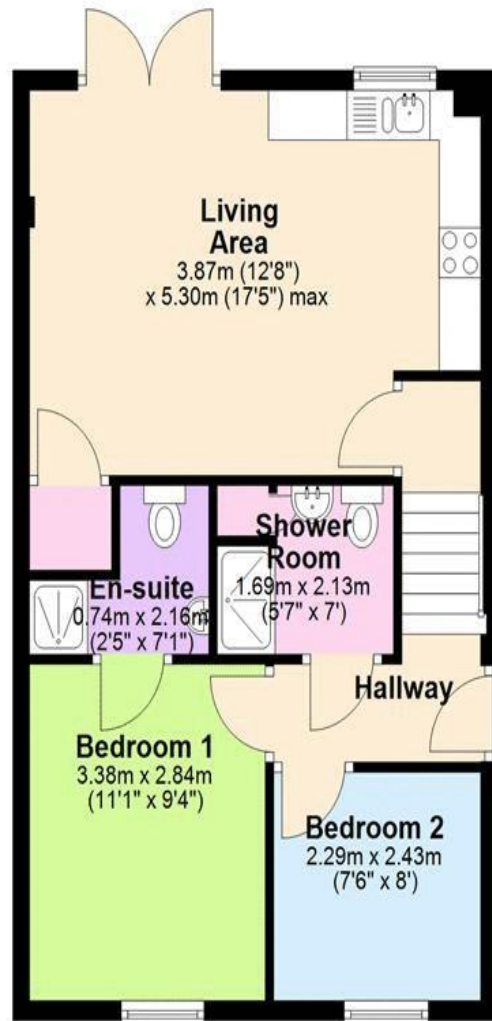
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Ground Floor



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: C
 Tenure:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	59 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 and navigate to Services > Lettings > Tenant Fees.**



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