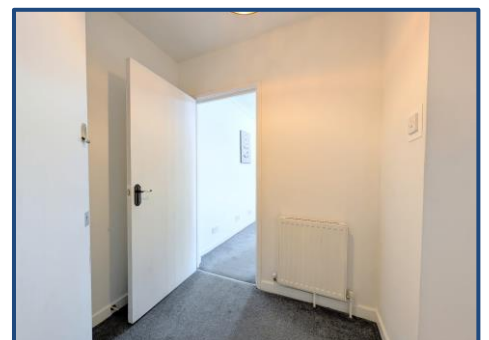
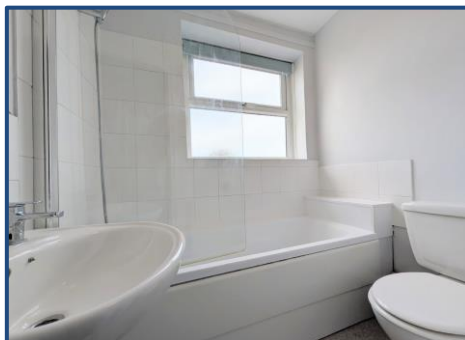


## To Let - Forest Road, Southport, PR8 - One Bedroom Apt **£550.00PCM**



### KEY FEATURES:

- One Bedroom Apartment • Open Plan Lounge/Kitchen • Bathroom • Double Glazing • Gas Central Heating • First Floor Apartment • Closeby to Local Amenities • EPC Rating : D •

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Sales

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E: sales@ajestateagents.co.uk

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Rentals

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Property Management

T: 01704 545800

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**The Property  
Ombudsman**

## Property Description

Anthony James present to the market a one bedroom first floor apartment ideally situated on Forest Road closeby to excellent transportation links and Southport Town Centre.

The property boasts gas centrally heating & double glazing. Viewings are recommended to appreciate this apartment.

The apartment briefly comprises: Entrance hall, kitchen/lounge, bathroom & bedroom

EPC Rating : D Council Tax Band : B

Please note, this property is managed via the Landlords Agent.



## Rooms

### Entrance Hall

### Lounge Area

Lounge Area decorated neutrally with fitted carpets

### Kitchen Area

Open aspect kitchen decorated neutrally with high gloss grey wrapped cabinets with laminate counters and stainless steel sink. Cooking facilities include four ring gas hob and electric fan oven. The space is decorated neutrally with fitted vinyl flooring

### Bathroom

A three piece bathroom suite comprising bath with glazed hinged panel and tap fed shower, pedestal sink & WC. The space is decorated neutrally with vinyl flooring.

### Bedroom

A neutrally decorated bedroom with fitted carpets

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## First 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		
55-68	D	58 D	61 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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