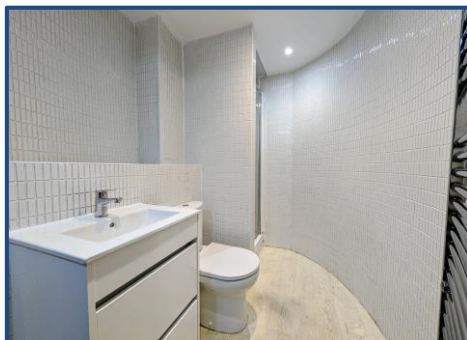


To Let - The Courtyard, Lord Street, Southport - One Bedroom Studio Apartment **Monthly Rental Of £625.00**



KEY FEATURES:

- Modern First Floor Studio Apartment • Town Centre Location • Open Plan Living Area • Kitchen with Appliances • Modern Shower Room • Electric Heating & Double glazing • AVAILABLE IMMEDIATELY • EPC Rating : C •

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Sales

T: 01704 550048

E: sales@ajestateagents.co.uk

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Rentals

T: 01704 543434

E: rentals@ajestateagents.co.uk

Property Management

T: 01704 545800

E: pm@ajestateagents.co.uk



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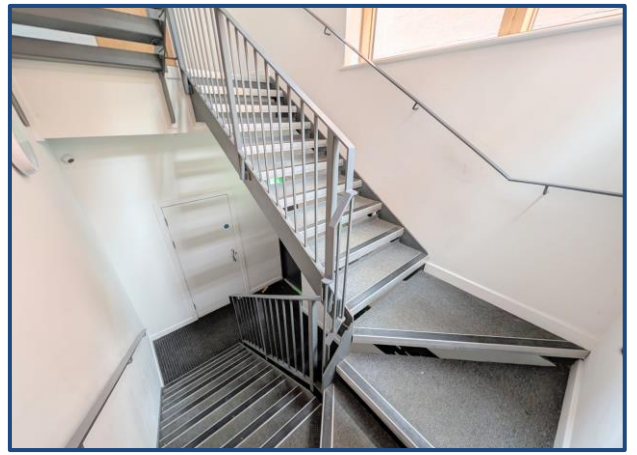
Property Description

Anthony James are pleased to present a well situated studio apartment within Southport Town Centre boasting walking distance to various excellent transport links to Preston & Liverpool along with plentiful shops and restaurants.

This is a first floor studio with accommodation comprising of; Entrance area, Lounge/diner area, Modern kitchen (with freestanding washing machine), Three piece shower room & bedroom area. Additional benefits include one small balconies, gas central heating and double glazing throughout.

Please note, this property is available immediately and is managed directly with the landlord.

Council Tax Band : B



Rooms

Lounge Area

A bright and airy lounge area with fitted carpets.

Kitchen Area

Modern kitchen comprising base and eye level matt finish units with laminate counters. Cooking facilities include four ring gas burner hob and low level electric fan oven. Appliances include freestanding washing machine and fridge freezer. The space is decorated neutrally with vinyl fitted flooring.

Bedroom Area

Space for a double bed with views towards Lord Street & The Courtyard. Fitted with carpets

Shower Room

A centrally located shower room comprising three piece suite with toilet, sink & shower cubicle. Additional benefits include centrally heated towel rail.



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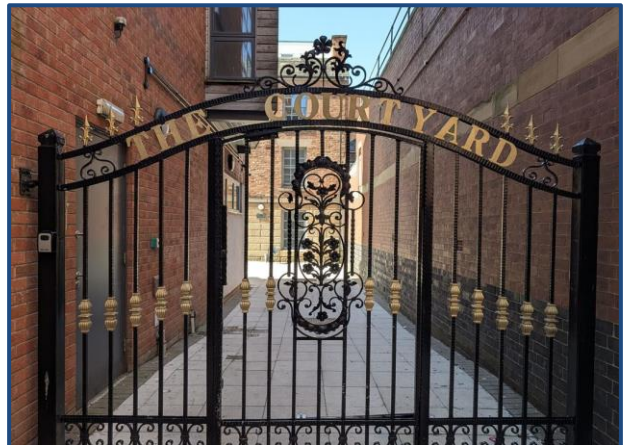
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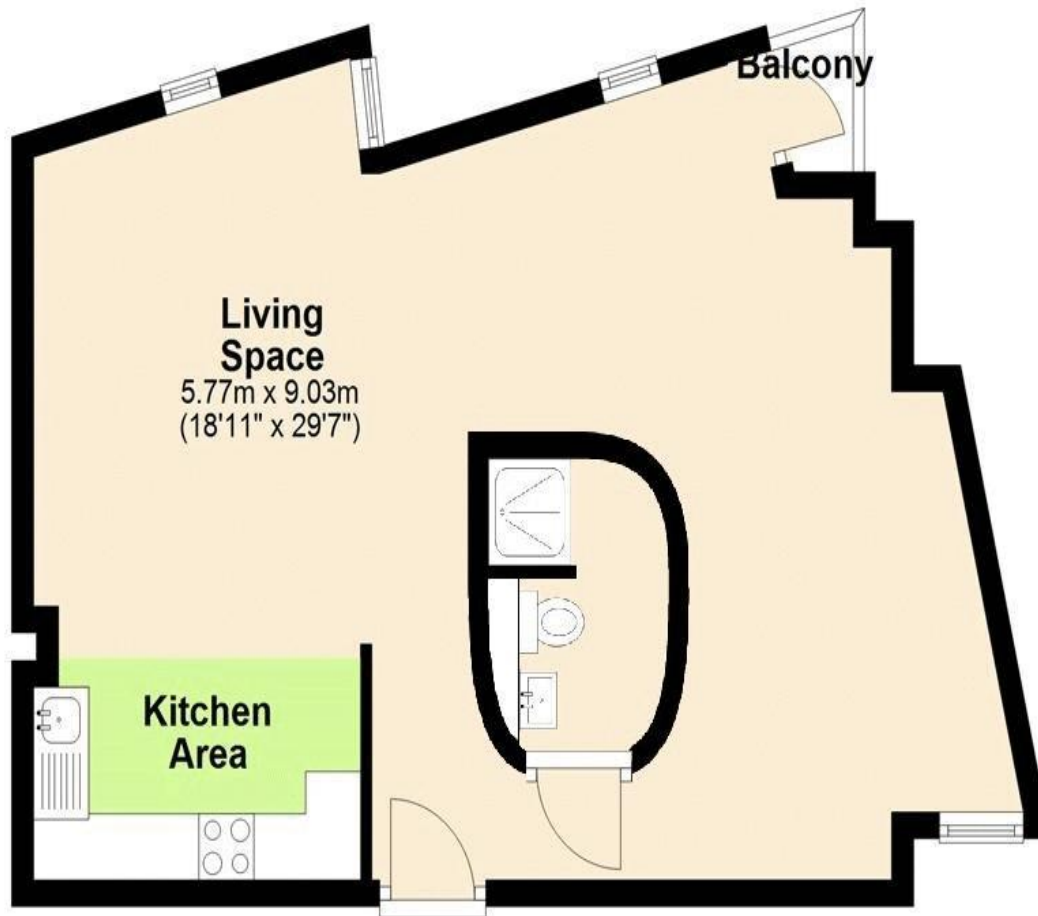
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First Floor



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: C
Council Tax Band: B
Tenure: APT

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 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 and navigate to Services > Lettings > Tenant Fees.**



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