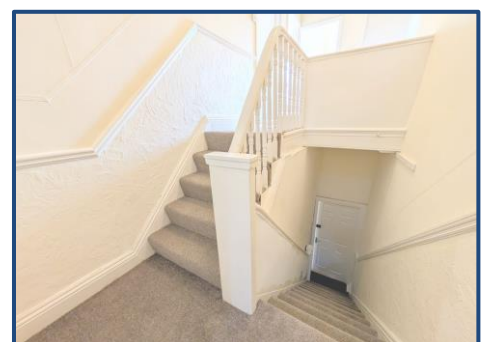
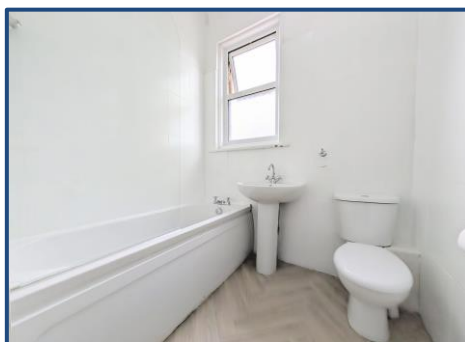


To Let - Duke Street, Southport - Three Bedroom Apartment **£875.00PCM**



KEY FEATURES:

- 3 Bedroom First Floor Flat • Reception Room • Two Double Bedrooms & A Single • Fitted Shaker Style Kitchen • Good Location For Town Centre • Shared driveway parking • EPC Rating: D • Council Tax Band : B •

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Property Management

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The Property
Ombudsman

Property Description

Anthony James presents to the rental market this well-presented three-bedroom first-floor apartment, ideally situated on Duke Street. Benefitting from shared off-road parking, this spacious apartment is conveniently located within walking distance of both Southport Town Centre and Birkdale Village, perfect for those who enjoy a leisurely stroll.

The property further benefits from gas central heating and double glazing throughout, and early viewing is highly recommended.

The accommodation briefly comprises: communal stairwell, split-level landing, galley-style kitchen, spacious lounge/dining room, bathroom, two double bedrooms, and a further single bedroom.

EPC Rating: D

Council Tax Band: B

Available immediately, subject to referencing.

Please note, this property is managed directly by the landlord.



Rooms

Stairwell

Split Level Landing

Lounge/Diner

A spacious lounge/diner with neutral decoration and laminate wood effect flooring

Kitchen

A stylish shaker-style kitchen featuring a range of base and wall-mounted units with laminate worktops and a stainless steel sink. Integrated appliances include a four-ring gas hob and electric oven, with additional space for a washing machine and fridge freezer. Finished in neutral décor throughout, the room also benefits from laminate wood flooring.

Bathroom

A three piece bathroom suite comprising bath with electric shower, pedestal sink & WC. The space is decorated neutrally with tiles to all walls and vinyl wood effect flooring. A handy cupboard is provided for extra storage.

Bedroom One

A bay fronted spacious bedroom decorated neutrally with laminate wood flooring.

Bedroom Two

A side facing double bedroom, decorated neutrally with fitted laminate flooring

Bedroom Three

A front facing additional single bedroom decorated neutrally with fitted laminate flooring.



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External

Shared front lawns with unallocated shared tarmac parking for up to three vehicles.



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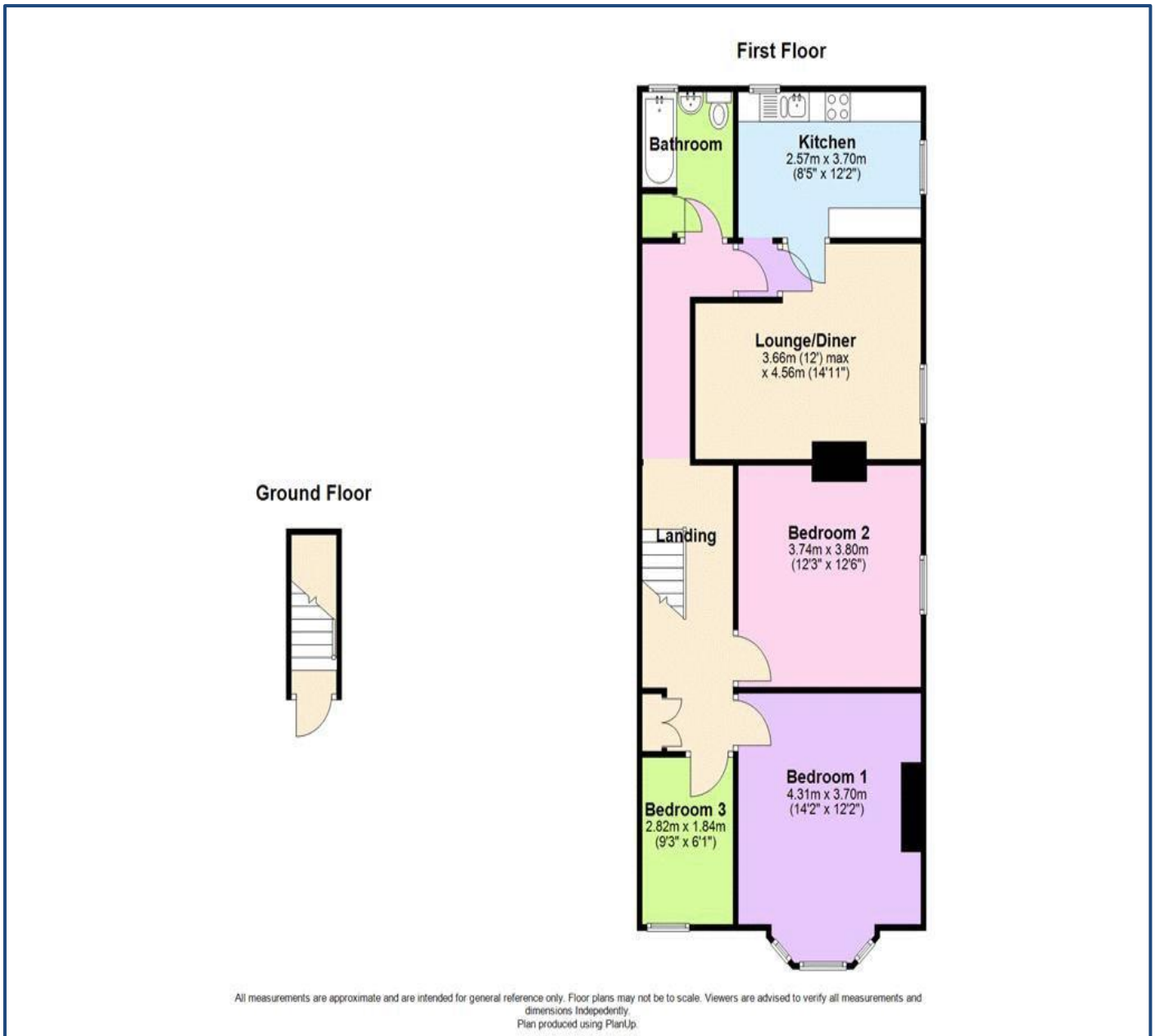
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Additional Information

EPC: D
 Council Tax Band: B
 Tenure:

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