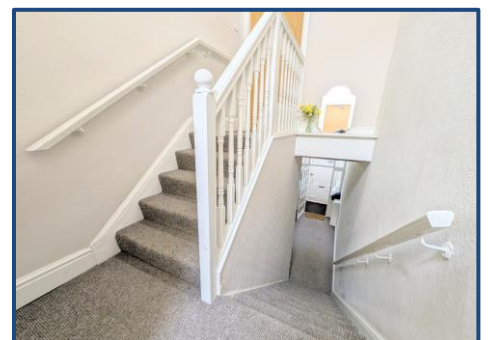
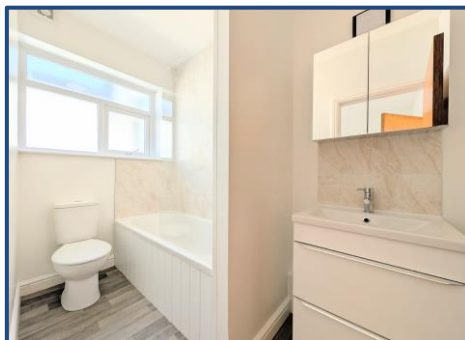


## To Let - Seabank Road, Southport Town Centre - One Bed First Floor Apt **£700.00PCM**



### KEY FEATURES:

- Located Near Southport Promenade • One Bedroom First Floor Apt • Available Immediately • Southport Town Centre • Modern Kitchen and Bathroom • Newly Decorated Throughout • Great Transportation Links Nearby • Gas Centrally Heated •

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Rentals

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Property Management

T: 01704 545800

E: pm@ajestateagents.co.uk



**The Property Ombudsman**

## Property Description

Anthony James are delighted to present this ideally located one bedroom first floor apartment to the rental market, perfectly positioned close to Southport Town Centre and the Marine Lake.

This property is ideal for those seeking the vibrant lifestyle of the town centre, with its wide selection of bars, restaurants, and shops, while also enjoying the charm of a coastal setting. Excellent transport links are available nearby, providing convenient access to Liverpool, Preston, Manchester, and surrounding areas via both road and rail.

Early viewings are highly recommended to fully appreciate what this apartment has to offer.

The accommodation briefly comprises a communal stairwell leading to the first floor, an internal hallway, an open aspect kitchen/lounge, bedroom and bathroom. Further benefits include gas central heating, double glazing throughout.

Please note, onsite parking is NOT available with this apartment. Enquiries can be made with Sefton Council for on street permit parking

EPC Rating: D Council Tax Band: A

Available immediately, subject to satisfactory referencing.

This property is managed directly via the landlord



## Rooms

### Entrance Hall

Wall mounted handset intercom present.

### Lounge Area

An open aspect rear facing lounge decorated neutrally with fitted vinyl flooring and opens onto...

### Kitchen Area

A well presented kitchen leading from the lounge. High gloss base and eye level cabinetry is present with light grey laminate countertops with stainless steel sink and mixer tap. Cooking facilities include four ring ceramic glass hob and low level electric oven and wall mounted canopy extractor fan. Space is provided for a washing machine and fridge freezer

### Bedroom

A neutrally decorated bedroom with fitted carpets and access to...

### Bathroom

A modern three piece bathroom suite decorated neutrally with tiles to wet areas. The suite comprises vanity unit with mixer tap, flush button WC & full size bath with thermostatic shower and glazed screen. Additional benefits include extractor fan and glass centrally heated towel rail.



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## First Floor



### Additional Information

EPC: E  
 Council Tax Band: A  
 Tenure: APT

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	55 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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