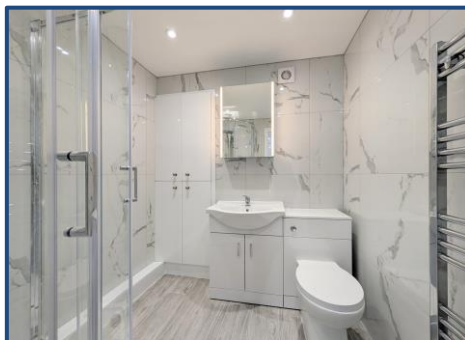


To Let - Viceroy Court, Lord Street, Southport

£900.00PCM



KEY FEATURES:

- Newly Refurbished • Two Double Bedrooms • Sunny Aspect 5th Floor Balcony • Viceroy Court Development • Lift Access • Bright and Airy Lounge/Dining Room • Southport Town Centre Location • Council Tax Band : B •

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Property Description

Anthony James are delighted to offer this fifth floor apartment within the sought-after Viceroy Court development. This spacious two-bedroom apartment has been fully refurbished throughout, featuring a brand-new kitchen, contemporary shower room, and complete redecoration.

Ideally located just moments from the vibrant heart of Southport Town Centre, the property benefits from an array of cafés, restaurants, shops, and major supermarkets, along with excellent rail and road links to Liverpool, Preston, Manchester, and surrounding areas.

The accommodation briefly comprises: an entrance hall with sliding mirrored doors providing useful coat storage, a bright lounge/dining room with a sunny aspect, a sleek high-gloss modern kitchen, a south facing sheltered balcony, two well-proportioned double bedrooms, and a high-specification shower room. Further benefits include gas central heating and UPVC double glazing.

Please note: the apartment is accessed via a short flight of steps from the main communal entrance. However, disabled access is available via a lift from the rear basement entrance.

EPC Rating: B

Council Tax Band: B

Available immediately (subject to satisfactory referencing).



Rooms

Entrance Hall

Neutral entrance hall with fitted carpets and mirrored sliding door cupboards.

Lounge/Dining Room

A bright and airy lounge/dining room boasting neutral decoration and newly fitted carpets with access to the balcony

Balcony

A sheltered south facing balcony with glass balustrade overlooking Southport & the Lancashire countryside.

Kitchen

A gorgeous high gloss kitchen boasting base and eye level units with laminate counter tops with stainless steel double bowl sink. Cooking facilities include four ring gas burner hob & electric eye level oven. Space is provided for a washing machine and fridge freezer. The room is decorated neutrally with tiled backsplash and vinyl flooring.

Shower Room

A beautifully presented shower room boasting large wall mounted tiles to all walls and vinyl flooring. The suite comprises of corner shower cubicle with thermostatic shower, sink with vanity unit and flush button WC. Additional benefits include integrated storage cupboard and wall mounted LED lit mirror

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Bedroom One

A rear facing double bedroom decorated neutrally with fitted carpets.

Bedroom Two

Rear facing double bedroom decorated neutrally with fitted carpets overlooking the balcony.



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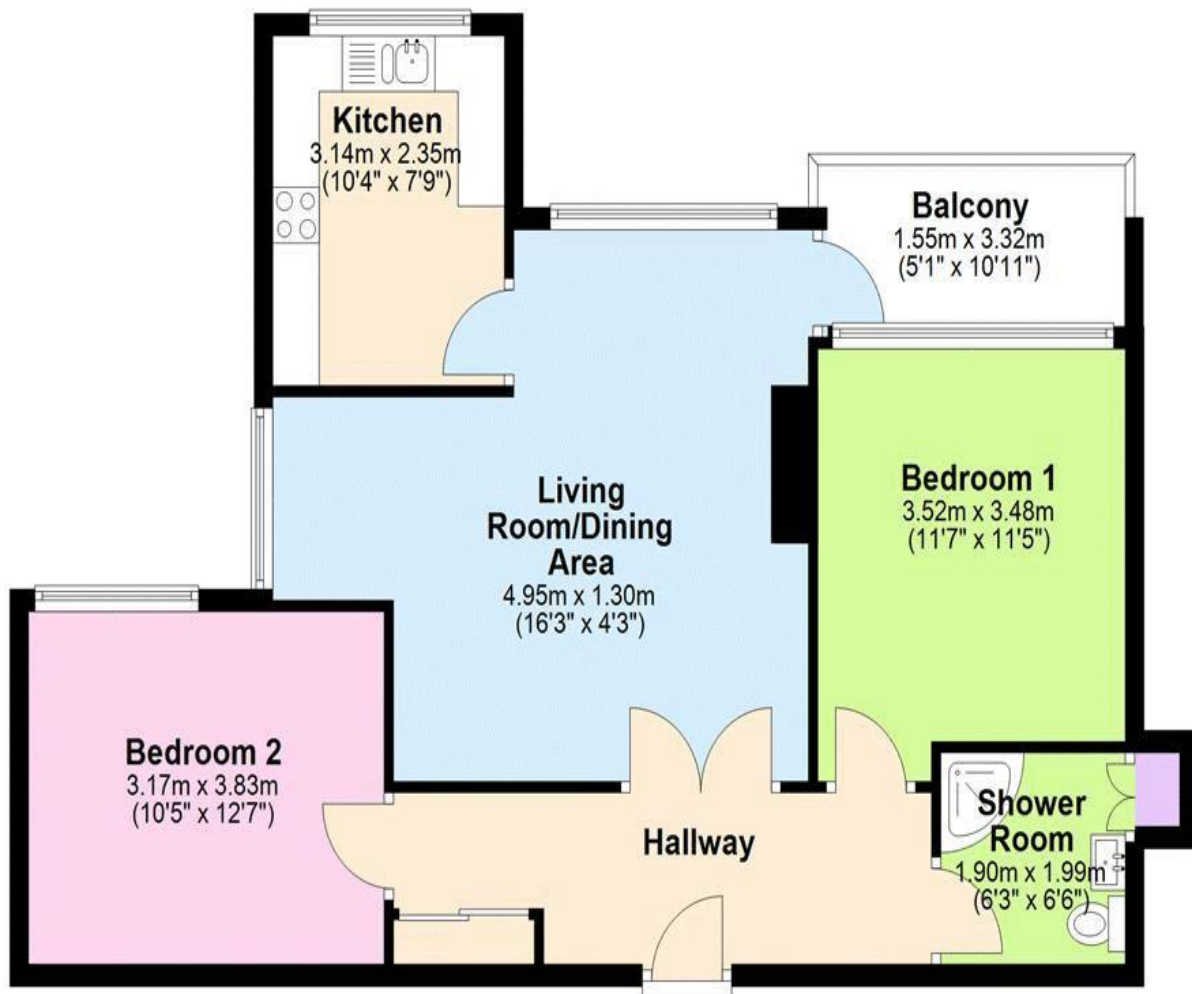
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Fifth Floor



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: B
Council Tax Band: B
Tenure: APT

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	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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