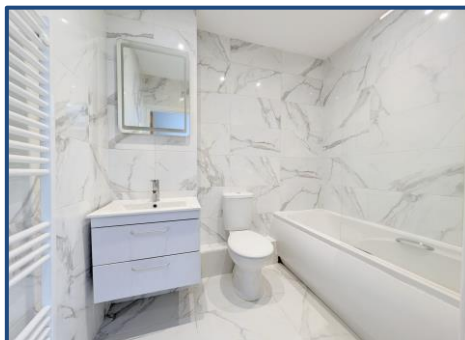


To Let - Ennismore Gardens, Park Avenue, Hesketh Park - Third Floor Apt **£1.000PCM**



KEY FEATURES:

- Hesketh Park Location • Purpose Built Modern Development • Lift Access to All Floors • South Facing Private Balcony • Two Double • Modern Kitchen with Some Appliances • Off Road Parking • EPC Rating : B •



Sales

T: 01704 550048

E: sales@ajestateagents.co.uk



Rentals

T: 01704 543434

E: rentals@ajestateagents.co.uk

Property Management

T: 01704 545800

E: pm@ajestateagents.co.uk



The Property Ombudsman

Property Description

Welcome to this beautifully presented third floor apartment, ideally located in the sought-after Hesketh Park area.

This spacious two-bedroom home offers a perfect blend of style, comfort, and convenience. Featuring a bright and airy open-plan living area with sliding doors leading to a private balcony, the apartment provides a modern and inviting space ideal for both relaxing and entertaining.

The property benefits from two well-proportioned bedrooms, a contemporary bathroom with a light-up mirror and heated towel rail, and a well-appointed kitchen complete with some integrated appliances.

Additional highlights include laminate throughout, UPVC double glazing, and gas central heating. Situated just a short distance from local amenities and transport links, the apartment also offers the added advantage of off-road parking to the rear.

Available immediately, this superb apartment is perfect for anyone seeking quality accommodation in a desirable location.



Rooms

Entrance Hall

Laminated entrance hall with radiator to side and doors to bathroom, both bedrooms and living room.

Living Area

MEASURED TO FURTHEST POINT: living area with fitted laminate flooring, radiator to rear, sliding doors onto private balcony and opening to kitchen.

Kitchen

Modern fitted kitchen with window to front, radiator to rear underneath breakfast bar, matching range of base and eye level units with complimentary work surfaces and integrated oven, four ring gas hob, extractor hood, mixer sink, fridge and freezer with space for washing machine.

Bedroom 1

Bedroom with fitted laminate flooring, window to side. Radiator.

Bedroom 2

Bedroom with fitted laminate flooring, window to side. Radiator.

Bathroom

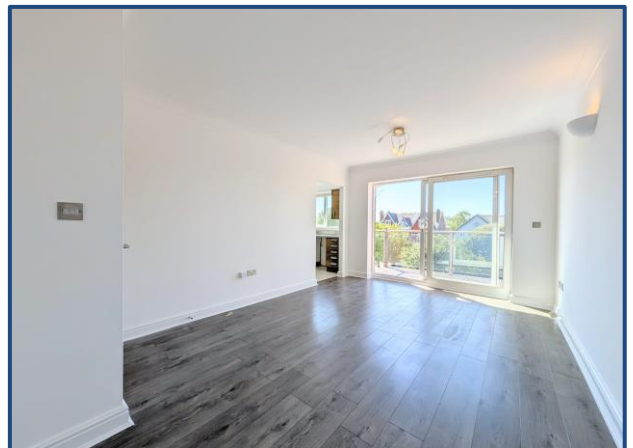
Fitted bathroom with tiles to all walls and floors heated towel rail and three piece suite comprising of bath with tap fed shower fitting, WC and hand basin.

Communal Areas

Well maintained communal areas with lift access and stairs.

External

Off road parking to front and rear. Well maintained gardens with a range of trees plants and shrubbery.



naea | propertymark

PROTECTED

Sales

T: 01704 550048

E: sales@ajestateagents.co.uk

arla | propertymark

PROTECTED

Rentals

T: 01704 543434

E: rentals@ajestateagents.co.uk

Property Management

T: 01704 545800

E: pm@ajestateagents.co.uk



The Property Ombudsman



naea | propertymark
PROTECTED

Sales
T: 01704 550048
E: sales@ajestateagents.co.uk

arla | propertymark
PROTECTED

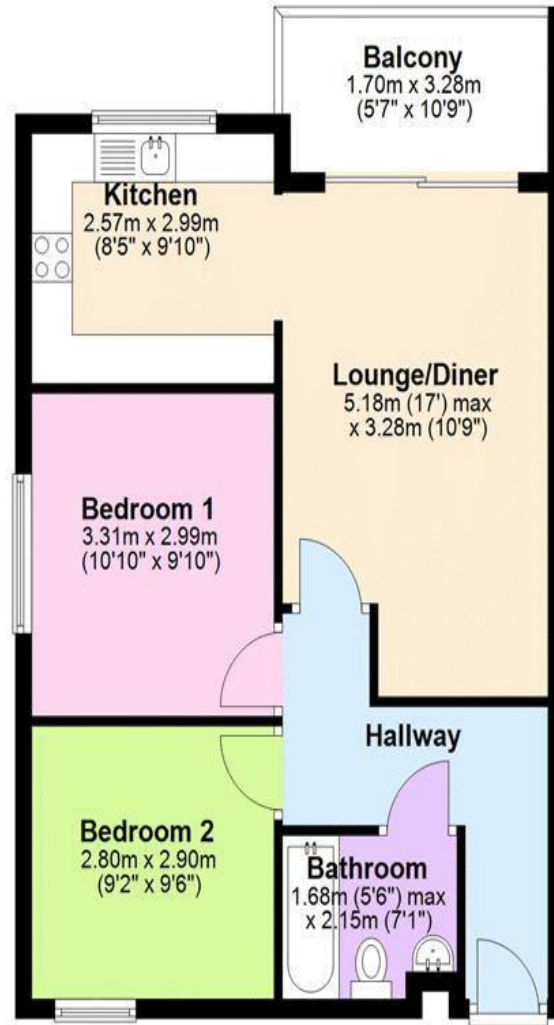
Rentals
T: 01704 543434
E: rentals@ajestateagents.co.uk

Property Management
T: 01704 545800
E: pm@ajestateagents.co.uk



The Property Ombudsman

Third 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: C
 Tenure: Leasehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 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.**

naea | propertymark

PROTECTED

Sales

T: 01704 550048

E: sales@ajestateagents.co.uk

arla | propertymark

PROTECTED

Rentals

T: 01704 543434

E: rentals@ajestateagents.co.uk

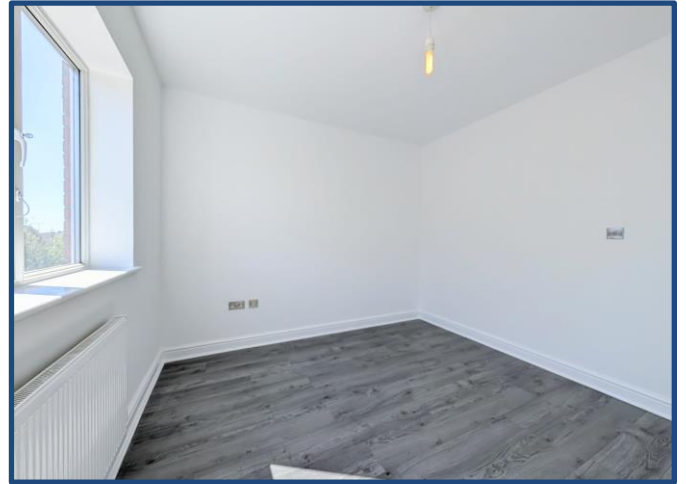
Property Management

T: 01704 545800

E: pm@ajestateagents.co.uk



The Property Ombudsman



naea | propertymark
PROTECTED

Sales
T: 01704 550048
E: sales@ajestateagents.co.uk

arla | propertymark
PROTECTED

Rentals
T: 01704 543434
E: rentals@ajestateagents.co.uk

ARMA
ASSOCIATED REAL ESTATE
MANAGING AGENTS

Property Management
T: 01704 545800
E: pm@ajestateagents.co.uk

 **The Property Ombudsman**