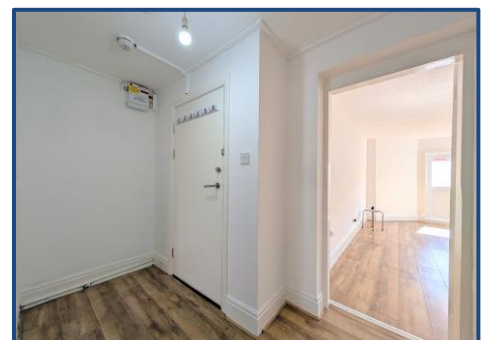
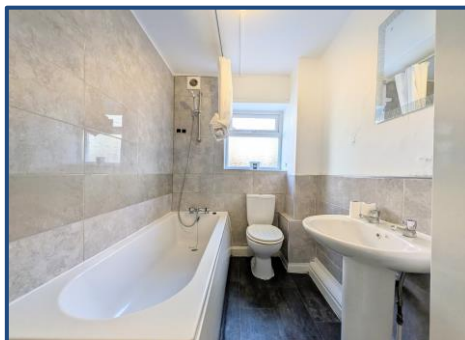


To Let - 34 Avondale Road, Southport - One Bedroom Basement Apartment **£625.00PCM**



KEY FEATURES:

- One-bedroom basement apartment in converted Victorian house
- Private courtyard area, also suitable as a private entrance
- Unallocated off-road parking available
- Gas central heating throughout
- Fully double glazed windows
- Highly convenient location near Southport Town Centre
- Close to Marine Lake and scenic walking routes
- EPC Rating : D

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Property Management

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The Property
Ombudsman

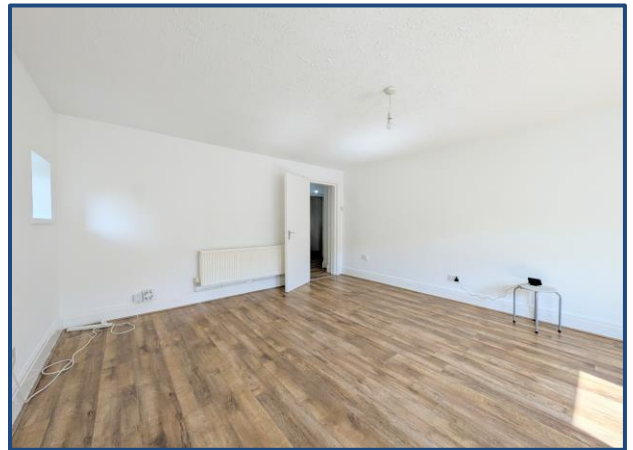
Property Description

Anthony James are pleased to offer this one-bedroom basement apartment to the rental market, set within a converted Victorian house. The property benefits from its own private courtyard, which can also serve as a private entrance. The building also offers unallocated off-road parking.

The apartment features gas central heating and double glazing throughout, and is ideally located just moments from Southport Town Centre and the Marine Lakes, providing easy access to a wide range of amenities as well as scenic walks.

Accommodation briefly comprises: stairs leading from the front of the building down to a communal entrance, communal hallway, private internal hallway, bathroom, lounge, galley kitchen, and a double bedroom.

Please note, this property is managed directly by the landlord. EPC Rating: D Council Tax B



Rooms

Hallway

Lounge

A spacious lounge benefitting from morning/early afternoon sun. Decorated neutrally with fitted wood effect laminate flooring. Access leads to the outdoor courtyard.

Kitchen

A galley style kitchen boasting base and eye level gloss units with dark laminate counters and stainless steel sink. Cooking facilities include electric freestanding cooker with four ring hot plate hob. Space is provided for a fridge freezer and washing machine. The space is decorated with wood effect laminate flooring and tiles to splashbacks.

Bathroom

A three piece bathroom suite, decorated neutrally with tiles to wet areas and vinyl flooring. The suite comprises full size bath with tap fed shower and curtain, pedestal sink & flush button WC.

Bedroom

A rear facing double bedroom decorated neutrally with laminate wood effect flooring.

Courtyard

A private courtyard located just off the lounge. With picket fence gate to the rear of the complex.



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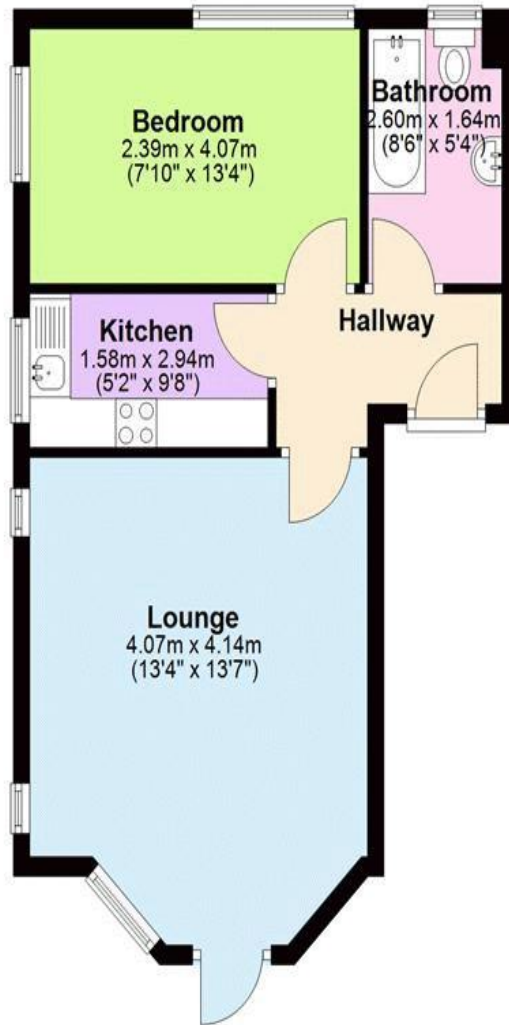
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Basement



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: D
Council Tax Band: A
Tenure:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	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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