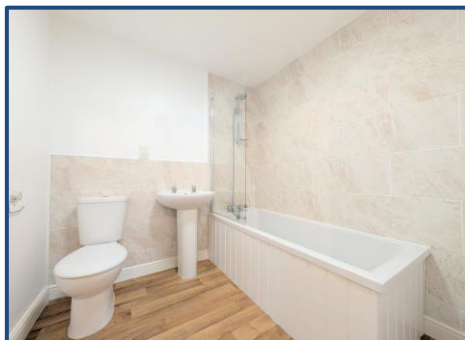


## To Let - Princess Villas, Princes Street, Southport Town Centre. PR8 - Two Bed Apt **£750.00PCM**



### KEY FEATURES:

- Two Bedroom Apt • Second Floor • Town Centre Location • Neutrally Decorated • Modern Throughout • Gas Centrally Heated • UPVC Double Glazing • EPC Rating : D •

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The Property  
Ombudsman

## Property Description

Anthony James is delighted to present this beautifully refreshed second-floor apartment to the rental market. Situated on the highly desirable Princes Street, the property enjoys a prime location within easy walking distance of Southport Town Centre, offering a fantastic range of shops, restaurants, local amenities, and excellent transport links.

Early viewing is strongly recommended to fully appreciate everything this attractive home has to offer.

The well-proportioned accommodation is accessed via a communal stairwell leading to the second floor and briefly comprises an entrance hallway, a modern three-piece bathroom suite, a spacious double bedroom, a single bedroom, a contemporary high-gloss fitted kitchen, and a bright, generously sized bay-fronted lounge. The property further benefits from gas central heating and uPVC double glazing throughout, ensuring comfort and energy efficiency.

Please note that this property is managed directly by the landlord and is available immediately, subject to satisfactory referencing and affordability checks.

EPC Rating: D

Council Tax Band: B



## Rooms

### Hallway

### Lounge

Bay fronted lounge overlooking Princes Street, fitted with neutral carpet and a charming electric fireplace.

### Kitchen

A high gloss kitchen comprising base and eye level cabinets with laminate counters with stainless steel sink. Cooking facilities include four ring ceramic glass hob & under counter electric oven. Space is provided for a washing machine & fridge freezer. The room is decorated with laminate wood effect flooring.

### Bathroom

A modern three piece suite comprising bath with shower facilities and glazed screen, pedestal sink & flush button WC. The space is decorated neutrally with vinyl wood effect and tiles to wet areas.

### Bedroom One

A front facing double bedroom decorated neutrally with fitted carpets

### Bedroom Two

A secondary single bedroom decorated neutrally with fitted carpets

### External

A charming and imposing Victorian converted property with stoned and paved front garden. Please note, parking is not included with this property.



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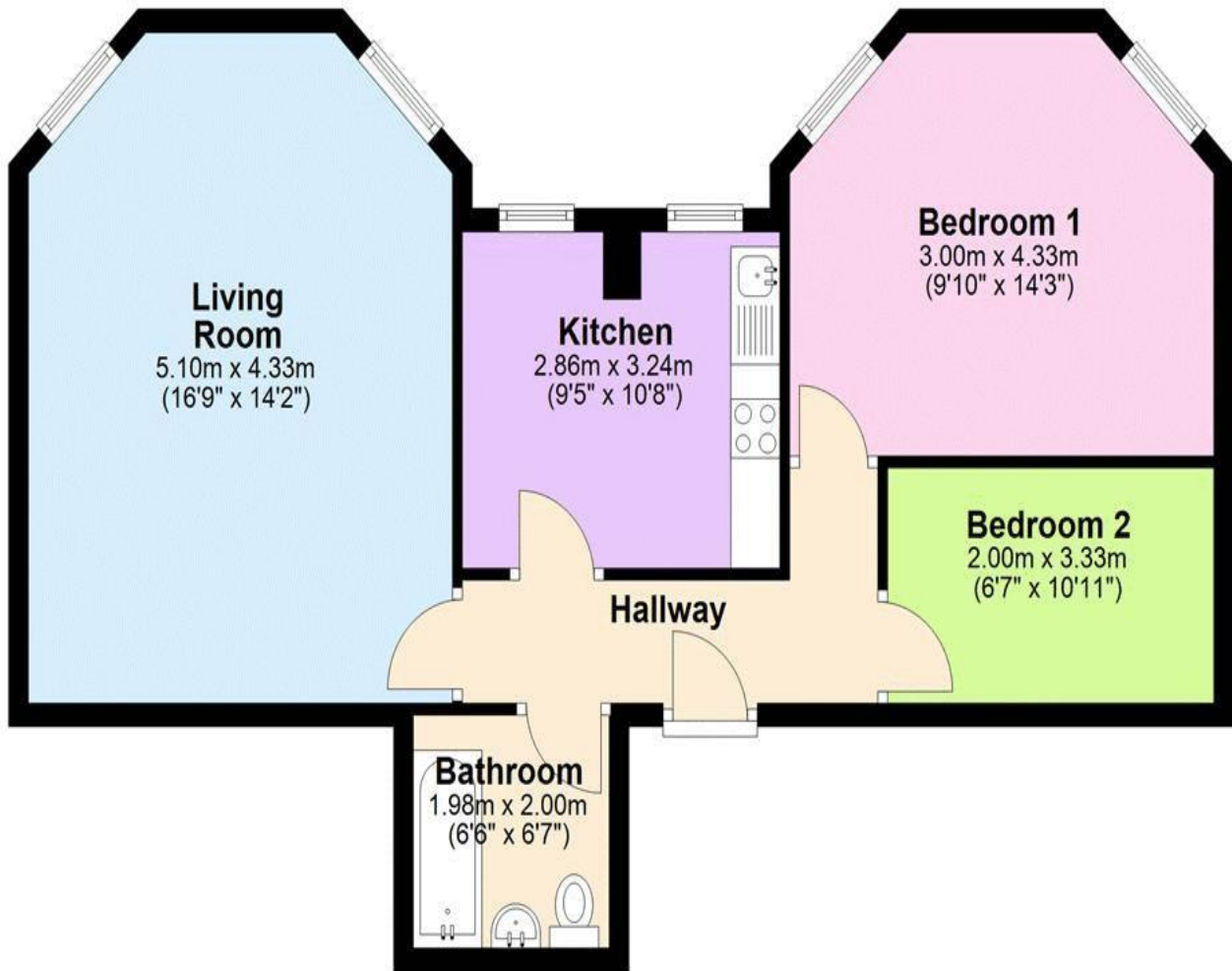
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## Second Floor



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: D  
Council Tax Band: B  
Tenure: APT

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 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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