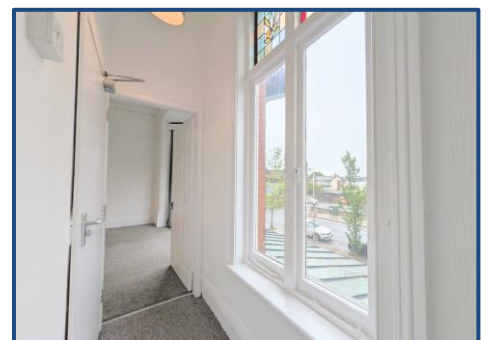
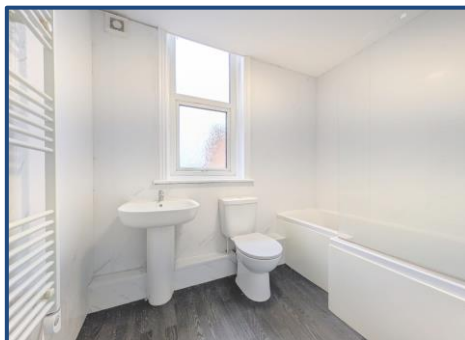


## To Let - Gordon Way, Southport Town Centre, PR9 - One Bed First Floor Apt **£550.00PCM**



### KEY FEATURES:



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## Property Description

Anthony James are pleased to present to the rental market a neutrally decorated first floor apartment located within the heart of Southport Town Centre on Gordon Way.

This apartment is ideally located within walking distance of various amenities such as the famous Lord Street with its various cafes/restaurants, shops and bars whilst also being within close proximity to fantastic transportation links to Liverpool, Preston, Manchester and more due to its rail and road links.

The apartment briefly comprises of , communal hallway leading to the first floor, hallway, lounge/kitchen area, bedroom, bathroom & utility space. Additional benefits include electric heating throughout. Please note, this complex does not include off street parking or lift and is situated behind the buildings on Leicester Street.

This property is managed via the Agents.

Tax Band : A

EPC Rating : E



## Rooms

### Entrance Hall

### Lounge Area

A neutrally decorated lounge area with large bay window overlooking Leicester Street.

### Kitchen Area

A neutral kitchen area benefitting from base and eye level units with a matt white finish and black laminate counter tops. A stainless steel sink is present with mixer tap. Cooking facilities including electric ceramic hob and electric oven. Space is provided for an under counter fridge.

### Bedroom

A double bedroom decorated neutrally with fitted carpets and large bay window overlooking Leicester Street. Handy cupboard and draws are present for extra storage.

### Bathroom

A three piece bathroom suite decorated neutrally with UPVC wall panelling and vinyl flooring. The suite comprises WC, pedestal basin & full sized bath with tap fed shower and screen.

### Utility Space

A handy utility space with countertop and cabinet with space and plumbing for a washing machine



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## First 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: E  
Council Tax Band: A  
Tenure: APT

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	50 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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