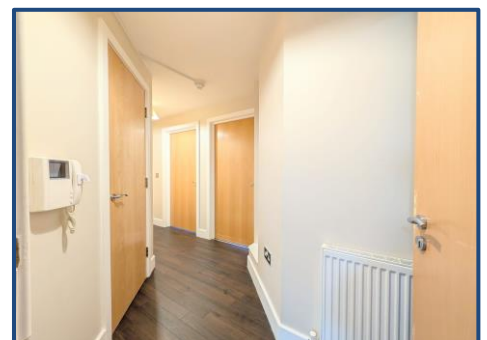
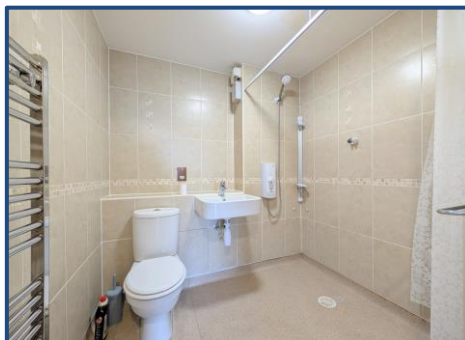


To Let - The Anchorage, Kingsway, Southport Town Centre. PR8 - Two Bedroom Apt **£775.00PCM**



KEY FEATURES:

- Third Floor Apartment • Views Towards Marine Lakes • Two Bedrooms • Ensuite • Wet Room • Open Aspect Living Area • Modern Feel • Lift Access •

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Property Management

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The Property Ombudsman

Property Description

Anthony James are pleased to present to the rental market a fabulous TWO BEDROOM third floor apartment with lift access ideally situated on Kingsway overlooking the South Marine Lake.

The property is located within walking distance of Southport Lord Street with its various amenities including cafes, bars, independent shops and supermarkets.

The also benefits from three Juliet style balconies, wet room & ensuite. Viewings are highly recommended to appreciate this lovely apartment.

The property briefly comprises of entrance hallway, wet room, lounge with open plan aspect into kitchen and two bedrooms one benefitting from an ensuite. Additional benefits include gas central heating and UPVC double glazing throughout.

This apartment is managed via the Agent

Council Tax Band : B

EPC Rating : B

Available Immediately



Rooms

Entrance Hall

A welcoming internal entrance hall decorated with vinyl wood effect flooring and neutrally painted walls. An intercom, radiator and full height cupboard is present.

Wet Room

A spacious wet room containing three piece suite comprising of hand wash basin, toilet and open thermostatic shower. A chrome heated towel rail is present along with mechanical extraction. The space is decorated with tiles to all walls & vinyl flooring.

Lounge Area

A bright and airy open aspect lounge area containing two Juliet balconies overlooking Southport Sea Front. The space comprises of fitted carpets and neutrally painted walls. A TV point and radiator are also present.

Kitchen Area

A modern high gloss kitchen containing a mixture of base and eye level cabinets with laminate counters. A stainless steel sink, ceramic hob & electric oven are fitted. There is space for a washing machine & a fridge freezer. The room is tiled with metro tiles to counter tops and vinyl flooring. A Juliet balcony looks out to the South.

Bedroom One (with Ensuite)

A master bedroom containing fitted carpets and neutral decoration. A large UPVC window overlooks the Marine Lakes. A radiator is also present.

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Ensuite

A quaint modern ensuite containing three piece suite comprising of; small hand wash basin, toilet & shower containing shower curtain and thermostatic shower. A heated towel rail is present with tiles to all walls and vinyl flooring.

Bedroom Two

A second bedroom containing fitted carpets and neutral decoration. A large UPVC window overlooks the Marine Lakes. A radiator is also present.



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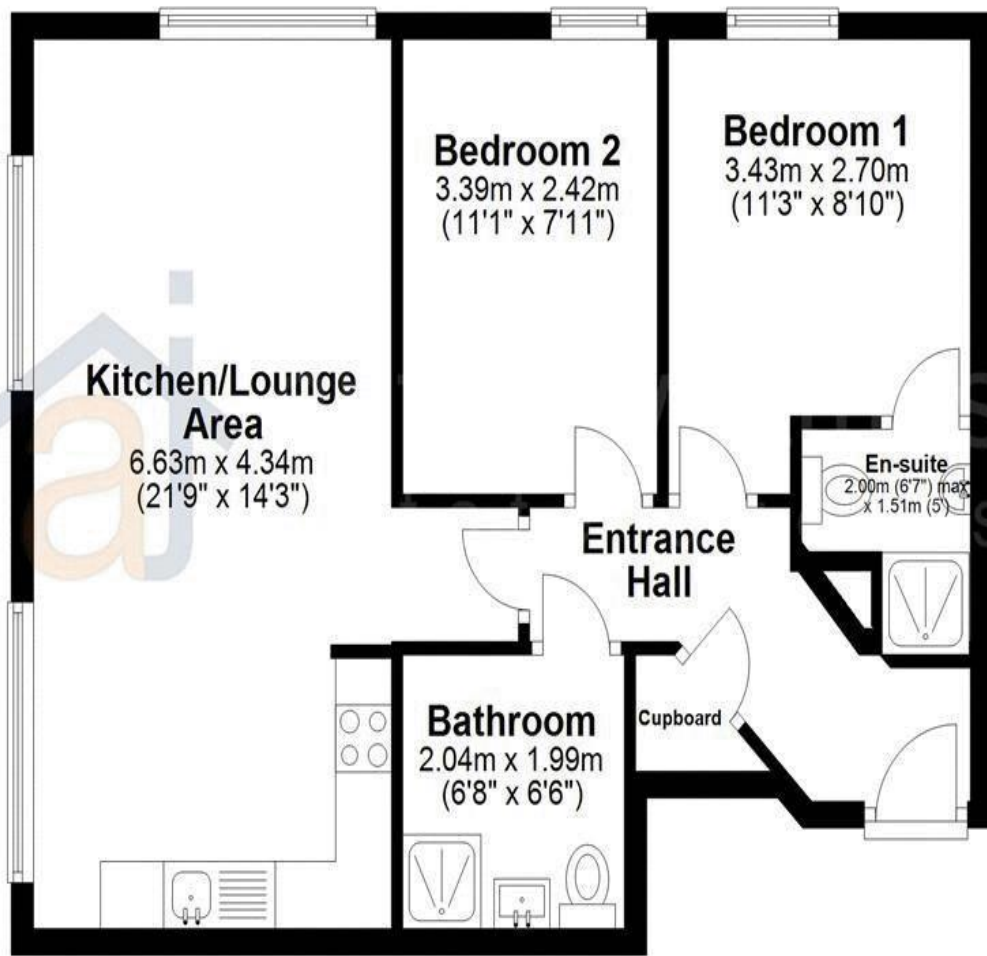
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This floorplan is for illustrative purposes only and all measurements are approximated.
Plan produced using PlanUp.

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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