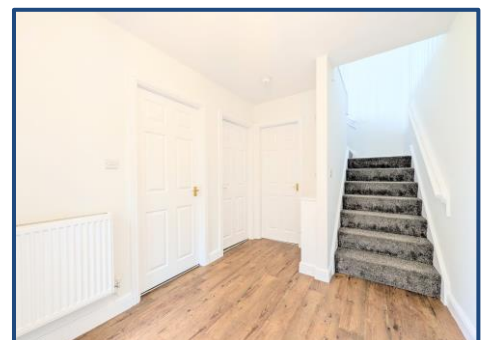
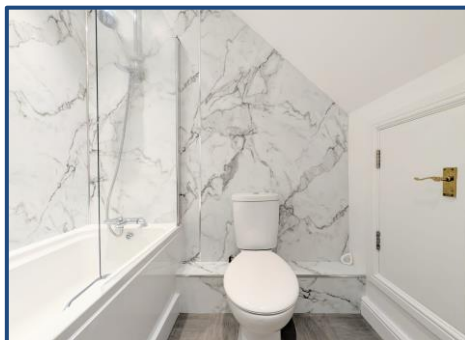


To Let - Castle Walk, Southport - Two Bed Duplex Apt £825.00PCM



KEY FEATURES:

- Well Presented Victorian Complex • TWO BEDROOMED DUPLEX APARTMENT • PRIVATE ENTRANCE • MODERN OPEN PLAN LIVING AREA • CLOSE TO SOUTHPORT/BIRKDALE STATIONS • AVAILABLE IMMEDIATELY • EPC Rating : C • Council Tax Band : A •

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**The Property
Ombudsman**

Property Description

Anthony James is delighted to present this well-appointed ground-floor duplex apartment to the rental market. Benefiting from its own private entrance and off-road parking for one vehicle, this attractive home offers both convenience and comfort. Ideally situated on Castle Walk, the property enjoys a sought-after location within easy reach of Southport Town Centre and bustling Birkdale Village, both offering an excellent selection of shops, restaurants, amenities, and transport links. Early viewing is highly recommended to fully appreciate all that this charming apartment has to offer.

The accommodation briefly comprises a private entrance accessed via steps to the rear of the building, leading into a hallway, a modern three-piece bathroom suite, a spacious double bedroom, and a single bedroom (with plumbing for a washing machine). Stairs then lead to the first floor, where a bright and airy open-plan lounge, kitchen, and dining area provides an ideal living and entertaining space.

Further benefits include gas central heating and uPVC double glazing throughout.

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

EPC Rating: C

Council Tax Band: A



Rooms

Entrance Hall

Spacious entrance hall with doors to bathroom, two bedrooms and stairs to first floor.

Bathroom 6' 5" x 6' 4" (1.95m x 1.94m)

Modern fitted bathroom with marble effect panelled walls, heated towel rail, three piece suite comprising low level WC, wash hand basin and bath with shower fitting.

Bedroom 1 15' 4" x 9' 5" (4.68m x 2.88m)

MEASURED TO FURTHEST POINTS: double bedroom with window to side, fitted carpet and radiator.

Bedroom 2 13' 3" x 6' 3" (4.05m x 1.91m)

Bedroom with window to rear, fitted carpet, radiator to front and fitted storage.

Open Plan Kitchen/Living Area 21' 0" x 16' 1" (6.41m x 4.89m)

MEASURED TO FURTHEST POINT: spacious and bright open plan living area with kitchen, windows to rear, box window to side, radiator and high gloss fitted kitchen featuring a matching range of base and eye level units with matching island, marble splashback and integrated oven, four ring electric hob, mixer sink, extractor hood and space for appliances.

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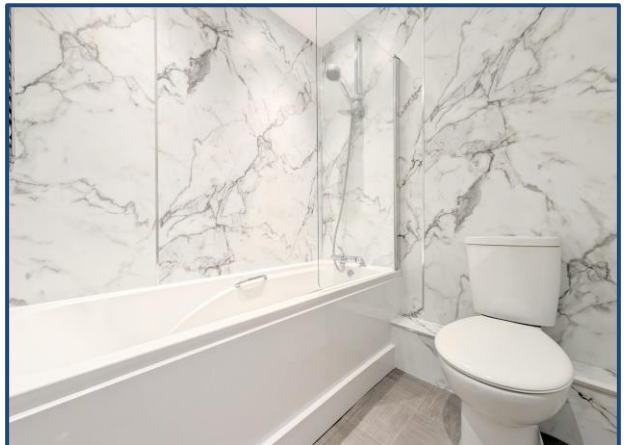
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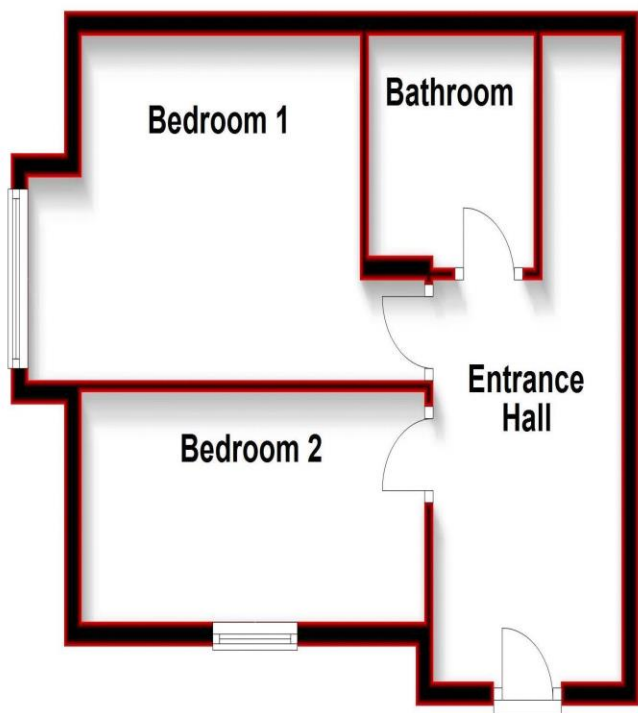
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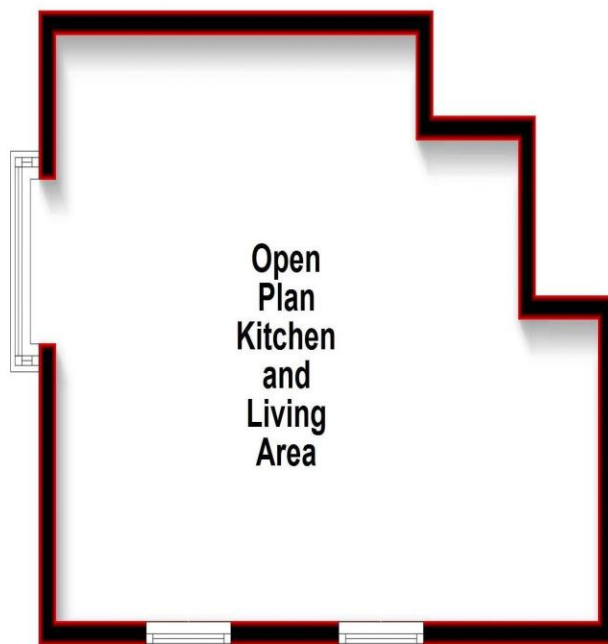
Lower Ground Floor

Approx. 33.5 sq. metres (360.2 sq. feet)



Ground Floor

Approx. 28.2 sq. metres (303.9 sq. feet)



Total area: approx. 61.7 sq. metres (664.1 sq. feet)

Additional Information

EPC: C

Council Tax Band: A

Tenure: APT

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	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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