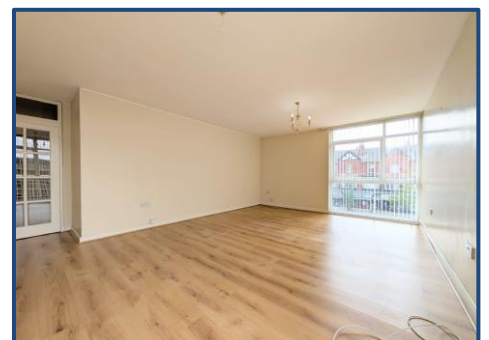
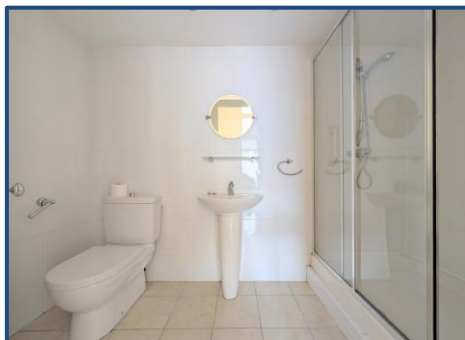


## To Let - Sandown Court, Albert Road, Southport Town Centre - 2 Bed Apt **£800.00PCM**



### KEY FEATURES:

- Two Bedroom Second Floor Apartment
- Lounge with dual aspects
- Lift to all floors
- Modern Shower Suite
- Balcony
- Electrically Heated
- UPVC Double Glazed
- EPC Rating : C

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**The Property Ombudsman**

## Property Description

Anthony James is delighted to present this well-proportioned two-bedroom second-floor apartment to the rental market. Situated within the sought-after Sandown Court development, the property occupies a prominent position at the northern end of Lord Street.

Ideally located in the heart of the town centre, the apartment benefits from easy access to a wide range of amenities, including cafés, shops, restaurants, and major supermarkets.

Excellent transport links are also within walking distance, providing convenient road and rail connections to Liverpool, Preston, Manchester, and surrounding areas. Internal viewing is highly recommended to fully appreciate the accommodation on offer.

The property briefly comprises an entrance hall with a useful storage cupboard, a spacious lounge with dual-aspect views, a fitted kitchen, a modern shower room, and two double bedrooms.

Further benefits include electric heating and uPVC double glazing throughout.



## Rooms

### Communal Entrance 0

Secure communal entrance with lift to all floors.

### Entrance Hall

Two ceiling light points. Radiator. Storage cupboard with light point. Access to bedrooms, shower room and lounge.

### Lounge 19' 4" x 13' 5 (5.883m x 4.085m)

Double glazed windows providing a dual aspect to Lord Street and Leicester Street. Double glazed door to balcony. Ceiling light point. Radiator. Laminate flooring and walls painted in magnolia Access to:

### Kitchen 10' 11" x 6' 4 (3.326m x 1.918m)

Double glazed rear window. A range of wall and base units with contrasting work surfaces. One and a half bowl stainless sink unit and drainer with mixer tap. Tiled splash backs. Built-in electric hob and oven. Space for washing machine. Storage cupboard with shelving

### Bedroom 1 14' 11" x 10' 11 (4.54m x 3.32m)

Double glazed side window with views to Lord Street. Ceiling light point. Walls painted in magnolia, carpets to floors

### Bedroom 2 13' 1" x 8' 4 (4.0m x 2.54m)

Double glazed side with views to Lord Street. Ceiling light point. Magnolia walls and carpets

### Shower Room 9' 7" x 5' 1 (2.92m x 1.54m)

Tiled walls and floor. Double shower with mains shower, pedestal wash basin with mixer tap and low level wc. Ceiling spot lights.



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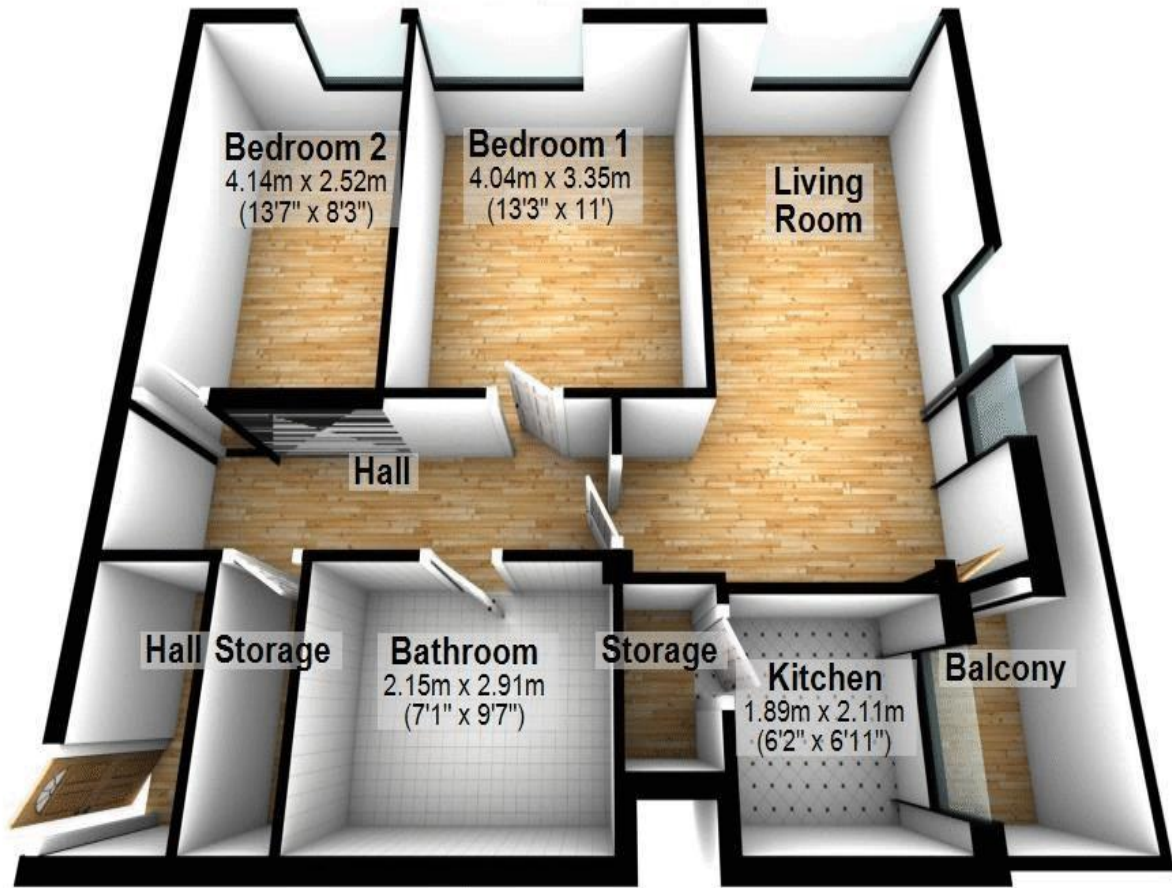
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Additional Information

EPC: C  
 Council Tax Band: B  
 Tenure: APT

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 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](http://www.ajestateagents.co.uk) and navigate to Services > Lettings > Tenant Fees.**



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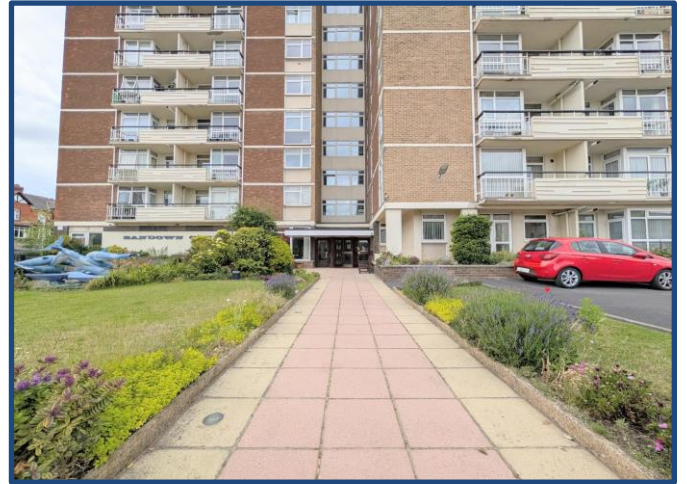
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