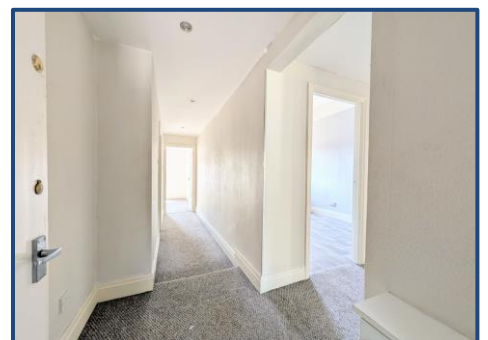


To Let - Park Crescent, Hesketh Park, Southport, PR9 - Two Bed Apt **£850.00PCM**



KEY FEATURES:

- Available Mid July • Ground Floor Apartment • Two Bedrooms • Spacious Lounge • Family Bathroom & Ensuite • Hesketh Park Location
- Close to Local Amenities • Neutral Decoration •

Sales

T: 01704 550048

E: sales@ajestateagents.co.uk



Rentals

T: 01704 543434

E: rentals@ajestateagents.co.uk



Property Management

T: 01704 545800

E: pm@ajestateagents.co.uk



**The Property
Ombudsman**

Property Description

Anthony James are delighted to present to the rental market this spacious two-bedroom apartment, occupying a charming Victorian conversion in a highly sought-after location overlooking the picturesque Hesketh Park.

Ideally positioned just a short stroll from Southport Town Centre, the property enjoys easy access to an excellent range of amenities, including shops, supermarkets, cafés, bars and restaurants, while benefiting from the tranquillity of the park directly opposite.

Internally, the accommodation briefly comprises a welcoming entrance hall, a generous bay-fronted lounge, a fitted kitchen, a spacious principal bedroom with an en-suite shower room, a second double bedroom and a modern family bathroom. Early viewing is highly recommended to fully appreciate the generous proportions and desirable location of this excellent apartment.

Available: Mid July (subject to satisfactory referencing).

Please note that this property will be managed by the landlord's appointed managing agent.

EPC Rating: D

Council Tax Band: A



Rooms

Entrance Hall

Lounge

Large spacious lounge with fitted carpets and bay window looking towards Hesketh Park.

Kitchen

Fitted kitchen with laminate cupboard and counters including stainless steel sink and ceramic four ring electric with under counter electric oven. Space is provided for a freestanding washing machine and fridge freezer. The space is decorated with tiles to counter areas and vinyl wood flooring.

Bathroom

A three piece family suite comprising: bath with shower facilities and glazed screen, pedestal sink & flush button WC. The space is decorated neutrally with tiles to all walls and vinyl flooring.

Bedroom One

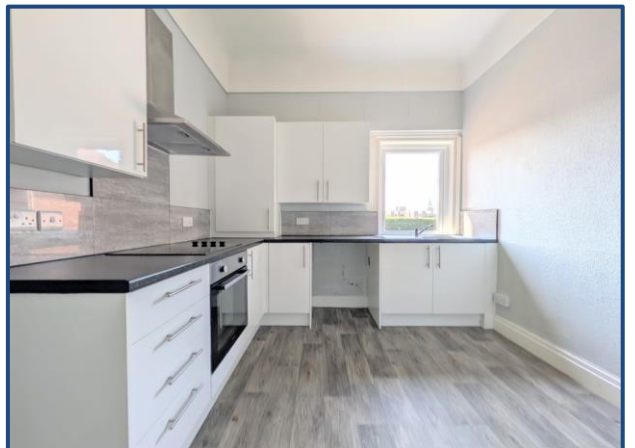
Large double bedroom with fitted carpets and access to the...

Ensuite

A handy shower suite comprising flush button WC, pedestal sink & shower cubicle with thermostatic shower. The space includes a heated towel rail and is decorated with tiles to all walls and vinyl flooring.

Bedroom Two

Rear facing bedroom with fitted carpets.



Sales

T: 01704 550048

E: sales@ajestateagents.co.uk



Rentals

T: 01704 543434

E: rentals@ajestateagents.co.uk



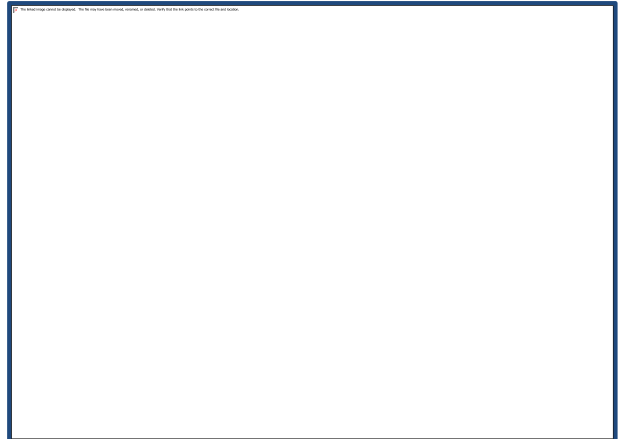
Property Management

T: 01704 545800

E: pm@ajestateagents.co.uk



The Property Ombudsman



Sales

T: 01704 550048

E: sales@ajestateagents.co.uk



Rentals

T: 01704 543434

E: rentals@ajestateagents.co.uk



Property Management

T: 01704 545800

E: pm@ajestateagents.co.uk



**The Property
Ombudsman**

Ground 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: A

Tenure: APT

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 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.**

Sales

T: 01704 550048

E: sales@ajestateagents.co.uk



Rentals

T: 01704 543434

E: rentals@ajestateagents.co.uk



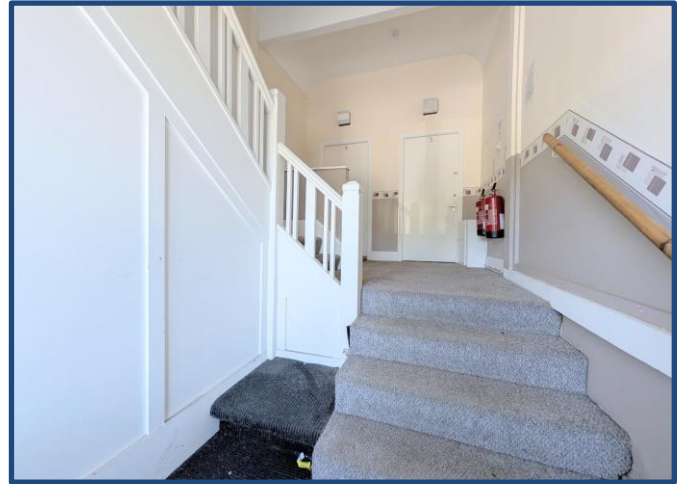
Property Management

T: 01704 545800

E: pm@ajestateagents.co.uk



The Property Ombudsman



Sales

T: 01704 550048

E: sales@ajestateagents.co.uk



Rentals

T: 01704 543434

E: rentals@ajestateagents.co.uk



Property Management

T: 01704 545800

E: pm@ajestateagents.co.uk



**The Property
Ombudsman**

Sales

T: 01704 550048

E: sales@ajestateagents.co.uk

naea | propertymark

PROTECTED

Rentals

T: 01704 543434

E: rentals@ajestateagents.co.uk

arla | propertymark

PROTECTED

Property Management

T: 01704 545800

E: pm@ajestateagents.co.uk



**The Property
Ombudsman**