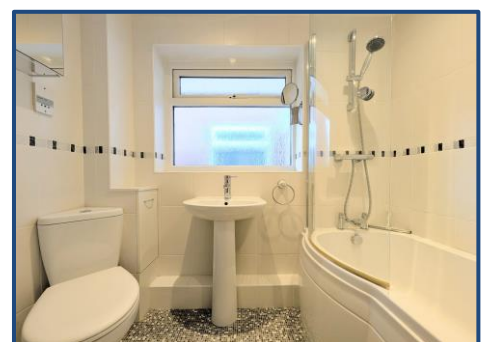


**To Let - Salford Court, Salford Road, Ainsdale, PR8 -
Two Bedroom First Floor Apt **Monthly Rental Of £795.00****



KEY FEATURES:

- First Floor Apartment • Fantastic Local Transportation Links • Close to Ainsdale Village • Two Bedrooms • Close to Ainsdale Village • Quiet Complex • Off Street Parking • Gas Central Heating & UPVC Double Glazed •



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Rentals
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Property Management
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Property Description

Anthony James are pleased to bring to the rental market a superb first floor TWO BEDROOM apartment ideally situated on the sought after Salford Road within a quiet development just a stones throw from Ainsdale Village with its wealth of amenities including cafes, restaurants & independent shops.

Additionally the area boasts from railway links to Southport & Liverpool via the Merseyside north rail line. Fantastic bus links can also be found locally providing access to Preston and the surrounding areas. Unallocated parking is provided on site with gas central heating & UPVC windows throughout. Viewings are highly recommended to truly appreciate this lovely apartment.

The property briefly comprises of; Entrance hall, front facing lounge diner, kitchen, bathroom & two well proportioned bedrooms.

Please note, this property is managed via the Landlord. Available Immediately.

Additional benefits include gas central heating and UPVC double glazing throughout with unallocated parking on site.

Communal gardens are provided around the apartment and are maintained via the committee.

EPC Rating : C

Council Tax Band : B



Rooms

Entrance Hall

A welcoming internal hallway leading from the first floor communal area. The space is decorated neutrally with fitted carpets. Access is provided to all areas of the apartment.

Lounge/Diner

A bright and airy front facing living space overlooking Salford Road and the well maintained communal gardens. The space is decorated neutrally with fitted carpets and a large UPVC window. Features include a wealth of ceiling mounted spotlights to provide a modern feel with electric fireplace with mantel.

Kitchen

A well presented galley style kitchen providing an array of base and wall mounted units in a light wood effect finish with granite effect laminate counters and stainless steel sink with drainer overlooking the rear communal gardens via UPVC window. Appliances include integrated four ring gas hob and electric fan assisted oven. Space for freestanding appliances is present for a freestanding fridge and washing machine. The space is decorated neutrally with grey tiles to walls and dark lino flooring.

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MANAGING AGENTS



The Property
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Bathroom

A modern and neutral three piece bathroom suite comprising of pedestal sink, P shaped bath (with thermostatic shower facilities) & corner flush button WC. The space is decorated neutrally with white tiles to all wall areas and dark tile affect lino flooring. A wall mounted mirrored cabinet & heated towel rail is also present with UPVC obscured window for ventilation and natural light.

Bedroom Front

A neutrally decorated front facing bedroom overlooking the front communal gardens and Salford Road. The space contains fitted carpets & UPVC window.

Bedroom Rear (Master)

A large rear facing master bedroom overlooking the rear communal gardens. The space is decorated neutrally with fitted carpets & large handy sliding door mirrored wardrobes.

External

A charming and well presented complex comprising of front and rear gardens with side access for parking.



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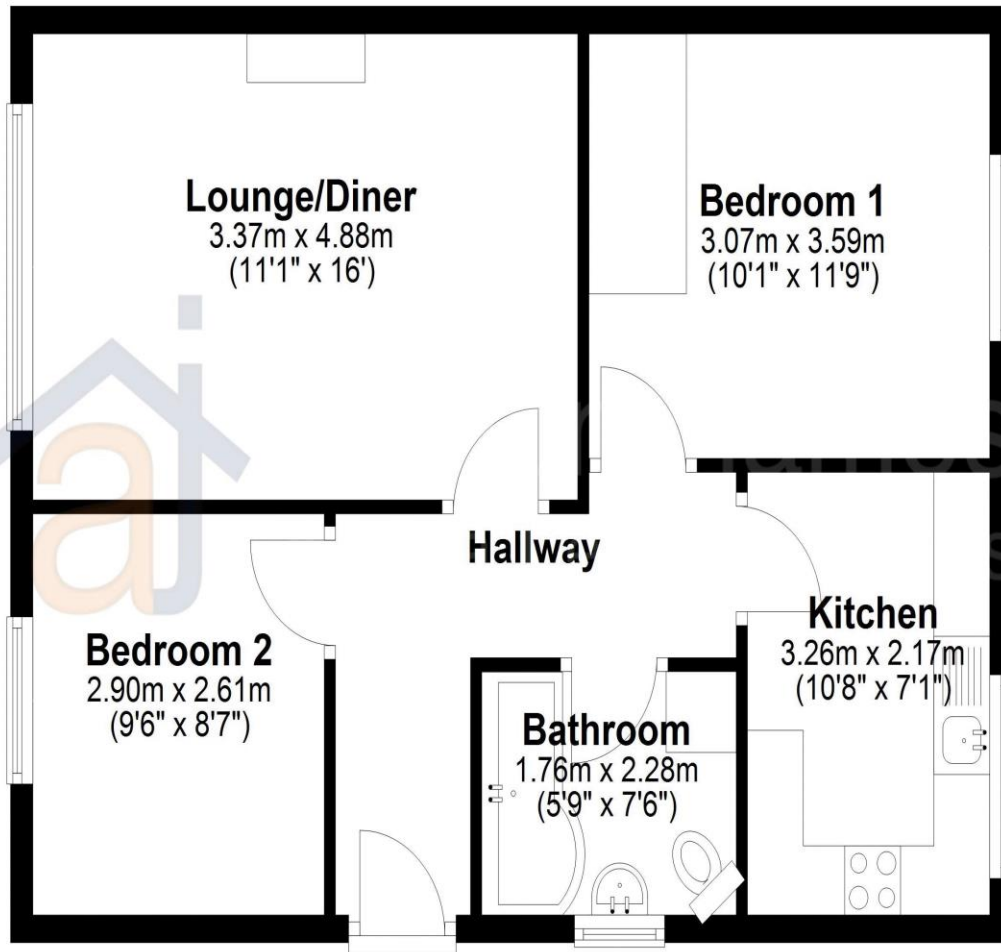
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First Floor



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

Additional Information

EPC: C
Council Tax Band: B
Tenure: APT

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	75 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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