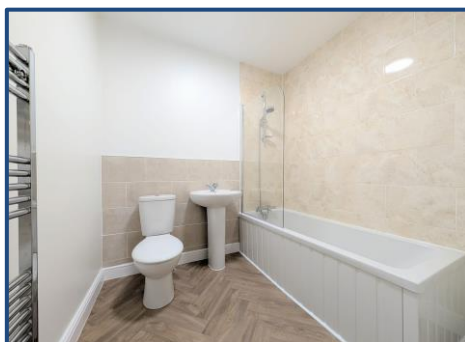


To Let - Princess Villas, Princes Street, Southport Town Centre, PR8 - Two Bed Apt **£850.00PCM**



KEY FEATURES:

- Two Bedroom Apt • Ground Floor • Private Entrance • Newly Refurbished Throughout • Gas Centrally Heated • UPVC Double Glazing • Available Immediately • EPC Rating : D •

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 beautifully newly refurbished two-bedroom ground floor apartment, ideally situated within the popular Princess Villas development on Princes Street, right in the heart of Southport Town Centre.

Finished to a high standard throughout, this charming apartment offers stylish and well-proportioned accommodation, making it an ideal home for professionals, couples, or small families alike. Benefitting from its own private entrance, the property combines character and convenience, with a fantastic selection of shops, cafés, bars, restaurants, supermarkets, and leisure facilities all within easy walking distance. Excellent transport links, including Southport Train Station, provide direct connections to Liverpool, Preston, and Manchester, making this an ideal location for commuters.

The accommodation briefly comprises a welcoming entrance hall with a useful storage cupboard, a spacious and bright lounge featuring a Juliet-style balcony that allows plenty of natural light to flood the room, a contemporary shaker-style kitchen finished in a modern matt finish with ample wall and base units, a stylish three-piece bathroom suite, and two well-proportioned bedrooms offering comfortable and versatile living space.

Externally, the property benefits from a private rear yard, providing a low-maintenance outdoor area perfect for enjoying the warmer months.

Additional benefits include gas central heating, uPVC double glazing throughout, and the peace of mind of a recently refurbished interior ready to move straight into.

Please note that this property is managed directly by the landlord.

Available immediately, subject to satisfactory referencing.

EPC Rating: D

Council Tax Band: B



Rooms

Hallway

Neutrally decorated with fitted carpets and handy storage cupboard

Kitchen

A beautifully presented brand new kitchen with base and eye level cabinets in a matt grey finish with laminate counters and stainless steel sink. Cooking facilities include four ring ceramic gloss hob & under counter electric oven. Space is provided for a washing machine and fridge freezer. The room is decorated with counter matching backsplash & herringbone vinyl flooring

Living Room

Neutrally decorated with fitted carpets and large Juliet balcony overlooking the rear of the property

Bathroom

Fitted with matching, white, three piece suite comprising: wash hand basin, w.c. and bath with shower over.

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Bedroom 1
Neutrally decorated with fitted carpets

Bedroom 2
Neutrally decorated with fitted carpets



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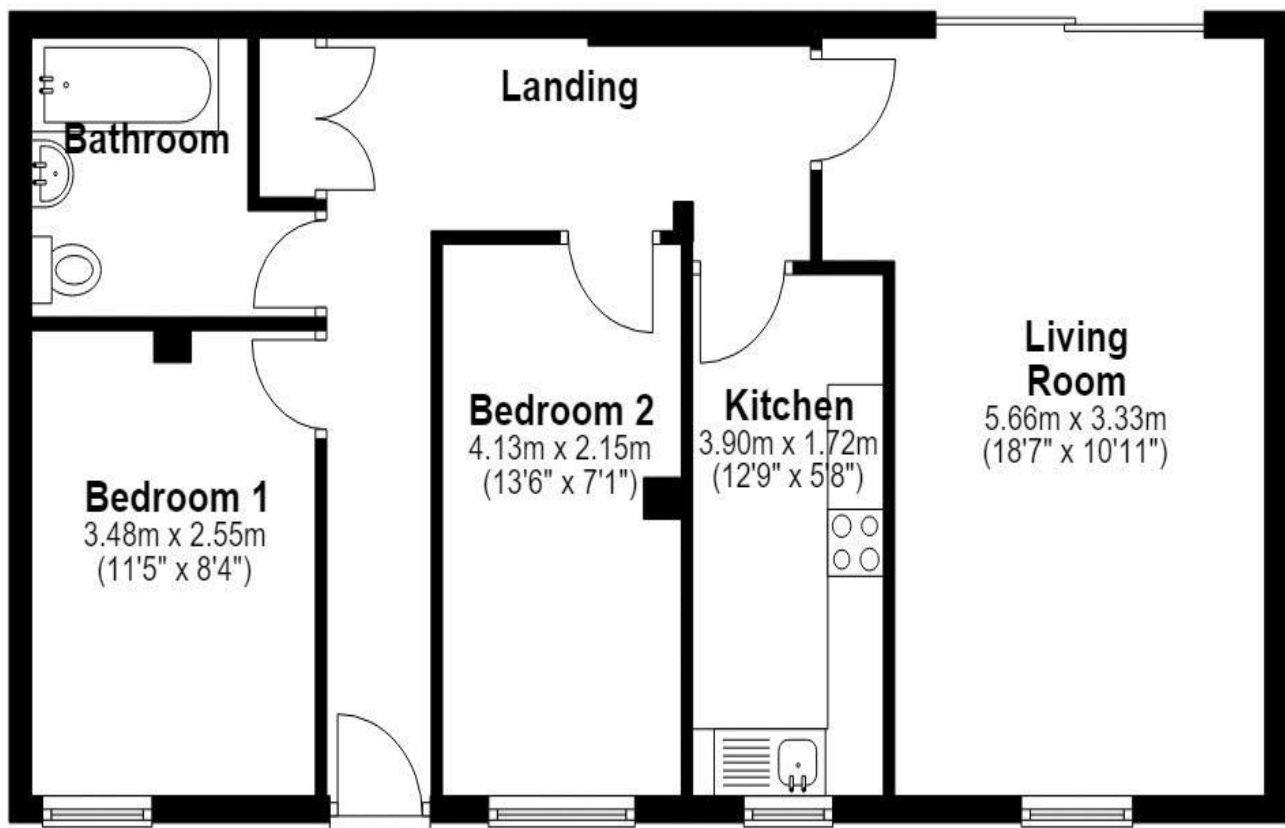
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Ground Floor



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: B

Tenure: APT

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	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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T: 01704 543434

E: rentals@ajestateagents.co.uk

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T: 01704 545800

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