

To Let - Spencer Court, Alexandra Road, Southport - First Floor Apartment **£825.00PCM**



KEY FEATURES:

- First Floor Apartment • Southwest Facing Balcony • Master Bedroom with Ensuite • Close to Local Amenities • Partly Furnished Property • Communal Gardens • Unallocated Off Road Parking • Walking Distance to Hesketh Park •

Sales

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E: sales@ajestateagents.co.uk



Rentals

T: 01704 543434

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Property Management

T: 01704 545800

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Property Description

Anthony James present to the market a two-bedroom flat available immediately, offering spacious apartment living in a desirable and convenient location. Situated within a well-maintained development, this property provides a welcoming and comfortable home ideal for anyone seeking style and practicality.

The apartment features a large open-plan living and dining area, decorated in neutral tones and filled with natural light. Patio doors open onto a private balcony, creating a bright and airy feel throughout. The modern kitchen is well-equipped with a range of appliances and ample storage, perfectly suited for everyday living. Both bedrooms are generously sized, with the master bedroom benefiting from an en-suite bathroom and fitted storage. A further contemporary bathroom serves the second bedroom and guests.

The property also includes a welcoming entrance hallway with a useful storage cupboard and a secure intercom entry system for added peace of mind.

Further benefits include gas central heating, double glazing, and neutral décor throughout. Conveniently located close to local amenities, transport links, and leisure facilities, this apartment offers an excellent balance of comfort and accessibility.

Available immediately subject to checks.

Early viewing is highly recommended to appreciate all that this delightful home has to offer.

EPC Rating : C

Council Tax Band : B



Rooms

Entrance Hallway

A welcoming entrance hallway featuring soft fitted carpeting and neutral décor, creating a bright and inviting first impression. The space includes a secure intercom entry system for added peace of mind, a gas central heating radiator ensuring comfort throughout the year, and a convenient built-in storage cupboard for everyday practicality.

Living Room

A spacious and inviting living area featuring soft fitted carpeting and neutral painted walls, creating a warm and versatile setting. Large balcony doors open to a private rear-facing balcony, allowing natural light to fill the room. The space is tastefully furnished with a comfortable three-seater La-Z-Boy sofa, a matching recliner chair, and a wooden coffee table, providing an ideal spot for relaxation. The adjoining dining area benefits from a frosted window with fitted curtains, offering both privacy and natural illumination. A circular dining table with two chairs provides a charming setting for casual meals or entertaining guests. The room is complemented by gas central heating radiators and a pendant light fitting, ensuring year-round comfort and style.

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Kitchen

A well-presented kitchen fitted with durable vinyl flooring and tiled splashbacks for easy maintenance. The room offers a range of wall and base units providing ample storage and workspace, complemented by a gas hob and oven. A window to the side of the property, complete with fitted blinds, allows natural light to brighten the space. Additional features include a single bowl sink with drainer, dishwasher, washing machine, and a freestanding fridge/freezer — offering everything needed for convenient everyday living.

Master bedroom

A spacious and tastefully decorated master bedroom featuring soft fitted carpeting and neutral tones throughout, creating a calm and relaxing atmosphere. The room includes a fitted wardrobe and dresser, providing excellent storage solutions. A rear-facing window with fitted curtains allows for pleasant natural light, while a gas central heating radiator below ensures comfort in all seasons. The space is completed with two matching bedside drawers, offering both style and practicality.

Ensuite

A well-appointed en-suite finished in neutral tones, featuring practical vinyl flooring and tiled splash areas for easy maintenance. The room comprises a modern three-piece suite including a WC, wash basin, and a bath with overhead shower. A wall-mounted mirror with lighting to either side adds a touch of elegance and convenience. A frosted window with fitted curtains provides both natural light and privacy, completing this stylish and functional space.

Second Bedroom

A bright and neutrally decorated second bedroom featuring soft fitted carpeting and a calming, modern décor. The room includes a wardrobe providing convenient storage space, while a rear-facing window with fitted curtains allows for ample natural light. A gas central heating radiator positioned below ensures warmth and comfort throughout the year.

Bathroom

A contemporary bathroom featuring a stylish three-piece suite comprising a WC, wash basin, and shower. The space is neutrally decorated, with partial wall tiling adding a clean and modern finish. A wall-mounted mirror above the sink enhances light and practicality, while a gas central heating radiator ensures comfort throughout the year.



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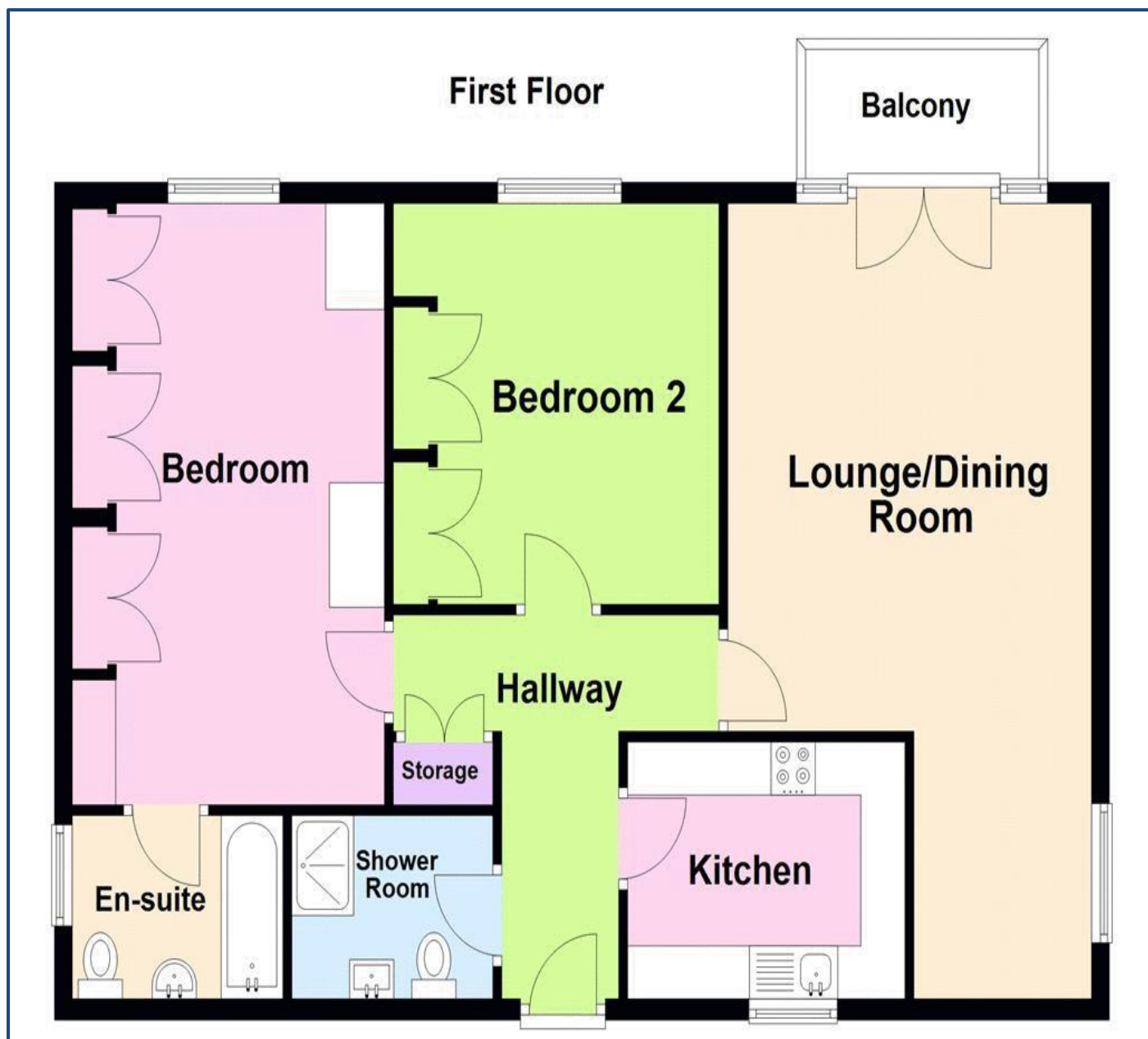
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Additional Information

EPC: C

Council Tax Band: B

Tenure: APT

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 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 and navigate to Services > Lettings > Tenant Fees.**

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