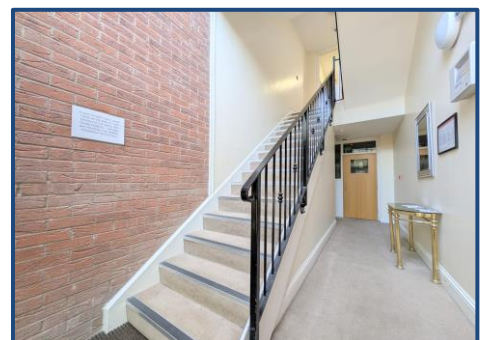
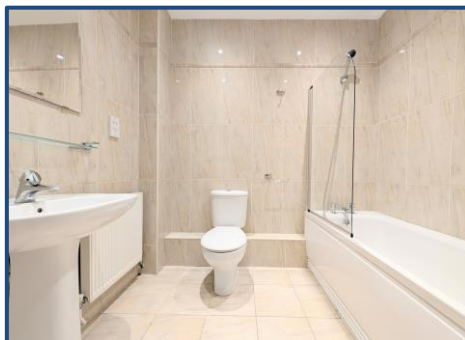
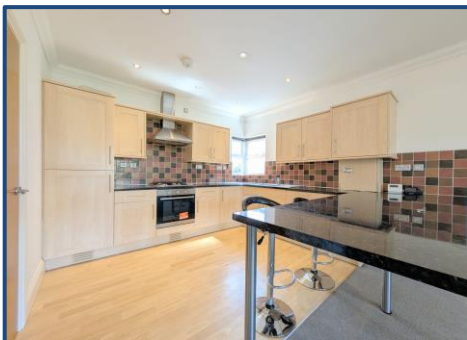


## To Let - Park Avenue, Hesketh Park, PR9 - Two Bedroom Spacious Apt **£1,100PCM**



### KEY FEATURES:

- Two Bedroom Apartment • First Floor • Lift Access • Beautifully Maintained Complex • Onsite Parking • Communal Gardens • Principle Bedroom Ensuite • Utility Room •

#### Sales

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#### Rentals

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#### Property Management

T: 01704 545800

E: pm@ajestateagents.co.uk



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Ombudsman**

## Property Description

Welcome to this beautifully presented first-floor apartment, perfectly positioned within Aaron Court a highly sought-after charming complex on Park avenue within the Hesketh Park area.

Offering a superb combination of style, space, and convenience, this impressive two-bedroom apartment is ideal for those looking to enjoy modern apartment living in a desirable location. The heart of the home is the bright and spacious open-plan living area, featuring a charming bay-fronted lounge that seamlessly flows into a contemporary kitchen with breakfast bar, creating a sociable space perfect for both everyday living and entertaining guests. Appliances include integrated dishwasher and fridge freezer.

The apartment boasts two generously sized bedrooms, with the principal bedroom benefiting from a dressing area, stylish en-suite shower room, and French doors opening onto a Juliet balcony overlooking the attractive communal gardens. A well-appointed family bathroom, separate utility room, and a spacious entrance hallway with ample built-in storage further enhance the practicality of this home. Externally, residents can enjoy beautifully maintained communal lawns and patio areas, along with unallocated off-road parking to the rear of the development. Ideally located within easy reach of local amenities, transport links, and the picturesque surroundings of Hesketh Park, this exceptional apartment also benefits from lift access, making it suitable for a wide range of tenants.

Available immediately, this is a fantastic opportunity to secure a high-quality home in one of the area's most desirable residential locations.

Early viewing is highly recommended. Please note, this property is managed via the Landlords Agent.

Available immediately subject to referencing

EPC Rating: B

Council Tax : D



## Rooms

### Entrance Hall

Spacious hallway with fitted carpets and ample storage cupboard space. The intercom handset is located next to the lounge doorway.

### Lounge Area

A spacious lounge area with fitted carpets, electric fireplace and mantle and large bay window.

### Kitchen Area

A modern and neutral shaker style kitchen with laminate cupboards and counter tops with stainless steel double sink. Cooking facilities include four ring gas burner hob with low level electric oven. Appliances include integrated 70/30 fridge freezer and dishwasher.

### Bathroom

A neutral family bathroom with floor to ceiling tiles with three piece suite including flush button WC, pedestal sink with mixer tap and full size bath with tap fed shower and glazed screen.

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### Utility Room

Shaker style cabinetry with counter tops including stainless steel sink and freestanding washing machine and dryer.

### Principle Bedroom

Neutrally decorated with fitted carpets and dressing area with freestanding wardrobes. A Juliet balcony overlooks the rear communal gardens.

### Ensuite

A handy shower ensuite comprising three piece suite with shower cubicle with thermostatic shower, flush button WC, & pedestal sink. Additional benefits include glazed shelving and shaver outlet.

### Bedroom Two

A handy secondary double bedroom decorated neutrally with fitted carpets.



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# First 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: B  
Council Tax Band: D  
Tenure: APT

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 83 B    | 83 B      |
| 69-80 | 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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