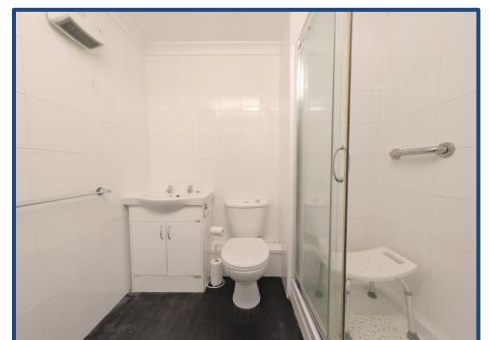


## To Let - Homesands House, Park Road, Southport - First Floor Apartment **£750.00PCM**



### KEY FEATURES:

- First Floor Retirement Apartment • Hesketh Park Location • Self Service Laundry Facilities • On Site House Manager • Over 60's • Available NOW • Minimum 12 Months Tenancy • Close to Local Amenities •

#### 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

\*\*\*Over 60's Private Development\*\*\*

\*\*\*Hesketh Park Location\*\*\*

Anthony James are pleased to present to the Lettings Market this first floor (with lift access) retirement property situated close to Hesketh Park and closeby to Churchtown's idyllic village. The property briefly comprises of: lounge, kitchen, double bedroom, shower room and hall with additional storage facilities.

The property further benefits from electric heating, double glazing and a House Manager who can be contacted from various points within each property in the case of an emergency. Additionally the property provides a spacious communal lounge/function room and laundry facilities.

Homesands House is a secure retirement property which is suited to persons aged 60 and above.

Please note, there is a minimum tenancy term of 12 months.

Experience independent retirement living with community spirit. For more details, please contact our office today.



## Rooms

### Hallway

The room is bright and inviting, featuring soft neutral walls that create a calm and modern atmosphere. A fitted carpet adds warmth and comfort underfoot. A handy storage cupboard is also present.

### Living Room

A spacious, light-filled lounge boasting a large UPVC double-glazed window that floods the room with natural light while improving energy efficiency. The space is comfortably finished with carpeting, ambient wall lighting, and a cozy electric fireplace, creating a warm and inviting atmosphere.

### Kitchen

Well-appointed kitchen fitted with a coordinated range of modern wall and base units. Features include a sleek stainless steel sink with single drainer, an integrated electric hob and oven, and easy-to-maintain tiled walls. Practical vinyl flooring completes this functional space.

### Bedroom

A bright and inviting bedroom featuring a large UPVC double-glazed window that fills the space with natural light while providing excellent insulation. The room is enhanced by a cozy fitted carpet and an efficient electric storage heater, ensuring comfort throughout the year. A classic pendant is present along with integrated wardrobes offer convenient, built-in storage—creating a peaceful and welcoming retreat.

### Shower Room

Fitted with three piece suite comprising double shower enclosure with fitted electric shower, vanity wash hand basin with storage under and full height ceramic tiling to all walls, close coupled WC



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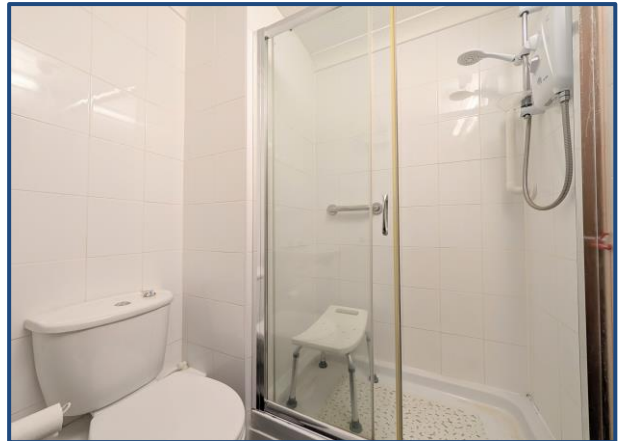
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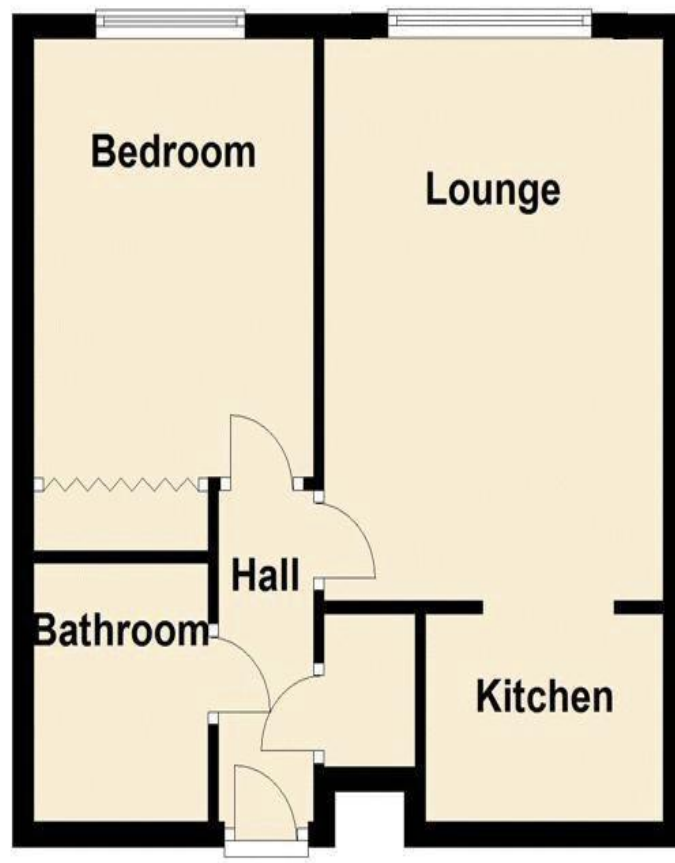
E: pm@ajestateagents.co.uk



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# First Floor

Approx. 38.2 sq. metres (411.3 sq. feet)



Total area: approx. 38.2 sq. metres (411.3 sq. feet)

## Additional Information

EPC: B

Council Tax Band: A

Tenure: Leasehold

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 85 B    | 85 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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