

## Bold Street, Southport, PR9 **Monthly Rental Of £550.00**



### KEY FEATURES:

- Ground Floor Apartment • Bay Window to the Lounge • Southport Town Centre Location • Recently Refurbished • Three Piece Shower Room • Communal Area Currently Under Refurbishment • Close to Local Amenities • Walking Distance to Marine Lake •

#### Sales

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#### Rentals

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#### Property Management

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## Property Description

Anthony James is delighted to present this newly refurbished one-bedroom ground-floor apartment to the rental market, situated in the heart of Southport. Offering a warm and inviting living space, this stylish apartment has been recently updated throughout. The communal areas are currently undergoing further refurbishment. Ideally located within walking distance of transport links, local amenities, and the picturesque Marine Lake, this property is perfect for those seeking convenience and comfort. The apartment features a well-appointed three-piece shower room, a spacious bedroom with built-in storage, a bright lounge with a bay window overlooking the front, and kitchen with a fitted oven and hob.



## Rooms

### Living Room 13' 0" x 9' 9" (3.96m x 2.97m)

The living room boasts newly fitted carpets and freshly decorated walls, creating a bright and inviting space. A charming bay window overlooks the front of the property, allowing natural light to fill the room and enhance its warmth. The window is dressed with fitted curtains for added privacy. A decorative mantel serves as an elegant focal point, adding character to the space.

### Kitchen 14' 5" x 5' 0" (4.39m x 1.52m)

The kitchen features a modern white design with fitted wall and base units, offering ample storage space. It includes a built-in oven and hob, along with a single bowl sink and drainer. There is designated space for a tenant to install a fridge/freezer and washing machine. The walls are painted white, complementing the durable vinyl flooring for a clean and contemporary finish.

### Bedroom 12' 10" x 9' 6" (3.91m x 2.89m)

This generously sized bedroom features newly fitted carpets and freshly painted walls, creating a bright and welcoming space. It includes built-in wardrobes for ample storage and a casement window overlooking the rear of the property, complete with fitted curtains. The bedroom also provides direct access to the adjoining shower room for added convenience.

### Shower Room 5' 11" x 4' 11" (1.80m x 1.50m)

The bathroom features a modern three-piece suite, including a mains-powered shower, toilet, and sink. A mirrored cabinet is conveniently positioned above the sink, providing additional storage. The walls and floor are fully tiled, creating a sleek and easy-to-maintain finish.



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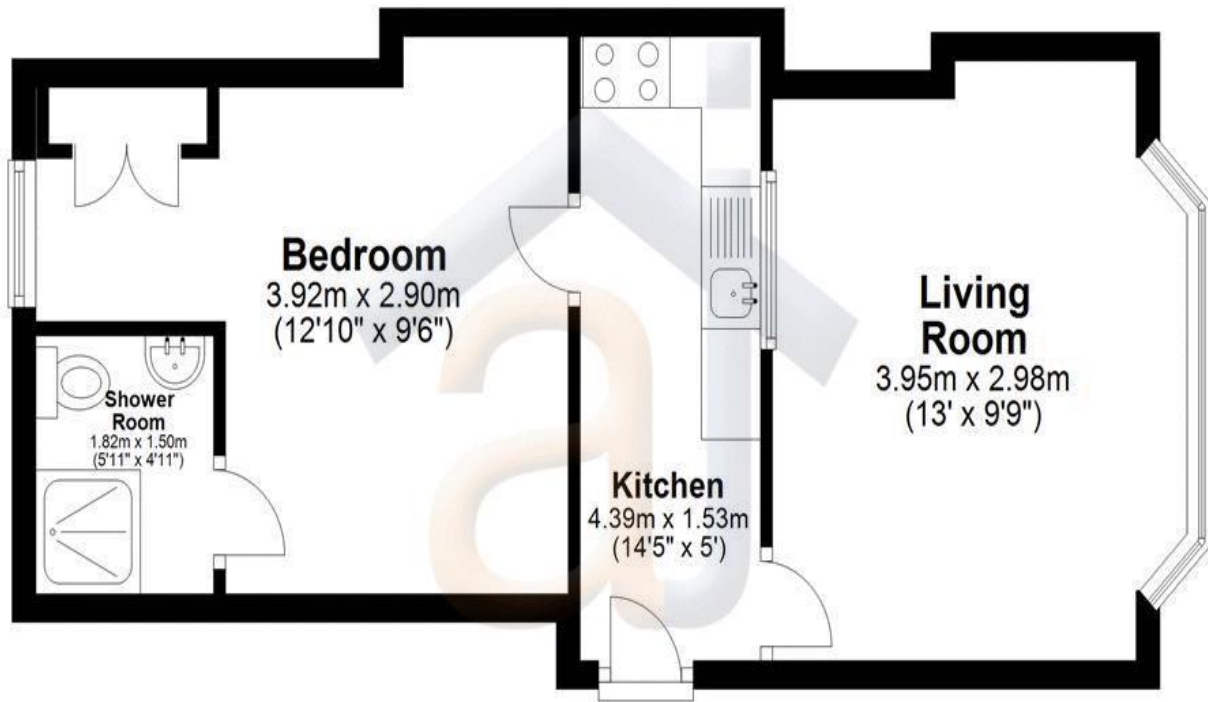
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## Ground Floor

Approx. 36.7 sq. metres (394.9 sq. feet)



"Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

Plan produced using PlanUp.

### Additional Information

EPC: D

Council Tax Band: A

Tenure:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	65 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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