

To Rent

Princes Street, PR8 1HA



£725 per month - Available

1 bedroom Apartment

- ✓ Impressive 1 Bedroom Apt
- ✓ Off Road Residents Parking
- ✓ Spacious Lounge & Bedroom
- ✓ Potential of Long Term LET
- ✓ Private Garden to Rear
- ✓ Modern Fitted Kitchen
- ✓ Cellar for Storage
- ✓ EPC Band Rating - C



Description

Available for an immediate rental and with the potential of a long term LET is this stunning ground floor 1 bedroom apartment complete with private exterior of raised decking and a lawned garden. The apartment being spacious, well presented and bright throughout briefly comprises of a reception hallway, rear lounge with double doors leading to decked area and garden, a kitchen complete with integrated appliances, a modern fitted bathroom and a large bright bedroom. There is also a smaller basement area to this apartment providing a convenient storage space.

Please call Bailey Estates Lettings Department on 01704 564164 for further details and to arrange an early viewing.

Location

Leaving Bailey Estates travel down through the village over the train tracks and then right at the 2nd set of lights in to Lulworth Road. Continue down until you reach the roundabout at Lord Street West and take the 4th exit in to Duke Street. Travel up Duke Street and take the 3rd exit on the left which is Princess Street where the apartment is located on the right hand side.

Ground Floor

Communal Entrance - Impressive entrance via exterior steps and through double doors leading in through to wooden floor, high ceiling hallway reception and entrance to your upper ground floor apartment.

Upper Ground Floor

Hallway - 8' 0" x 8' 2" (2.44m x 2.49m) Front door leading in to good size hallway reception. Ornate coving to high level perimeter, chrome recessed lighting to ceiling and frost glazed window to side aspect. Door entry phone system to the front wall, CH control panel and double panelled radiator to low level. Door leading to...

Bedroom - 17' 5" x 14' 5" (5.33m x 4.4m) Large and spacious bedroom opening up in to high ceiling bay, fitted with uPVC double glazed windows to front aspect with wood panelling below. Chrome plated electrical sockets and light switch with chrome recessed lights to ceiling. Double panelled radiator to side wall

Bathroom - 8' 7" x 6' 7" (2.62m x 2.03m) Chrome recessed lighting to ceiling with dark tiled flooring and sand stone style tiles fitted throughout to all walls. Frost glazed window to side aspect with extractor to wall at high level. Bathroom suite comprises of dual flush low-level WC, wall mounted pedestal sink unit, feature bevelled panelled bath with similar styled glass shower screen and 'Triton' electric shower unit.



Reception Lounge - 15' 6" x 13' 6" (4.74m x 4.14m) Solid wood door opens through in to a bright spacious lounge with double French style uPVC doors directly out on to raised decking and lawned garden beyond. Within the lounge there is recessed chrome lighting to the ceiling and ornate coving to high level. Archway leads directly in to...

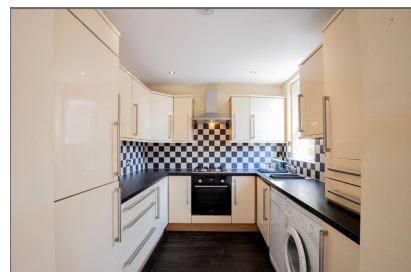
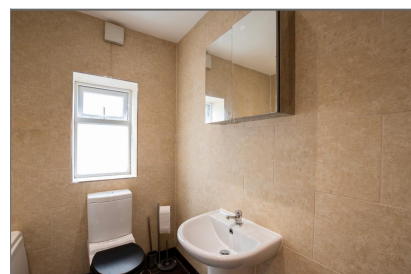
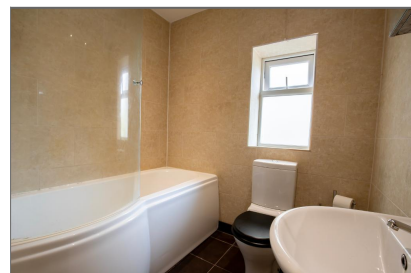
Kitchen - 8' 7" x 8' 2" (2.62m x 2.5m) Cream high gloss full kitchen range of units with integrated appliances comprising of a fridge/freezer, dishwasher, washing machine, low level electric oven, 4 ring gas hob and overhead extractor. Contrasting tiled splash back throughout with recessed chrome lighting to ceiling with extractor mounted to high level. Picture window fitted to rear aspect.

Lower Ground Floor

Basement Storage Room - 25' 11" x 7' 5" (7.92m x 2.28m) Steps leading down to basement complete with lighting and shelving. Reduced head height (1.47mtr) but abundance of space for storage and shelving. Walls decorated with original Victorian tiling.

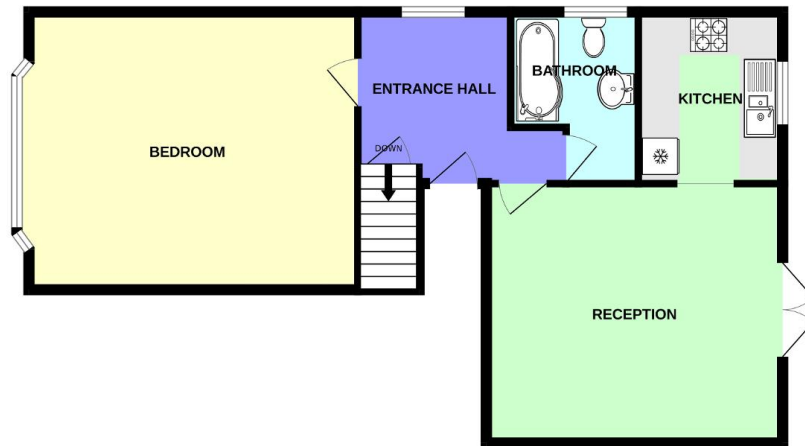
Exterior

Exterior - Leading out through uPVC double doors from the lounge on to private large raised decking area. Steps lead down on to newly paved patio courtyard and on to lawned garden enclosed with high level fencing and gate to side access.



Floorplans

GROUND FLOOR
689 sq.ft. (64.0 sq.m.) approx.



TOTAL FLOOR AREA: 689 sq.ft. (64.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional Information

Council Tax Banding - A
Local Authority - Sefton Council

Disclaimer: These property details are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of any contract. Please note that Bailey Estates has not tested any apparatus or services and as such cannot verify that they are in working order or fit for their purpose. Although Bailey Estates try to ensure accuracy, measurements used in this brochure may be approximate.