



13, Stanley Street, Southport, PR9 0BY

£1,000 Per Month

*David
Davies* **D** *Collection*

13, Stanley Street, Southport, PR9 0BY

- EPC: C
- Holding Deposit Fee: £230.76
- Two Double Bedrooms
- First Floor Apartment
- Stunning Living Room / Kitchen Diner
- Spacious Modern Shower Room
- Furnishings Provided
- Excellent Central Location

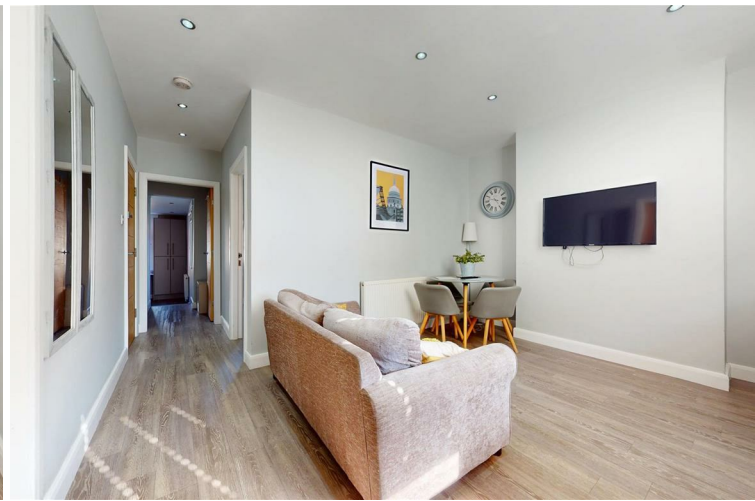
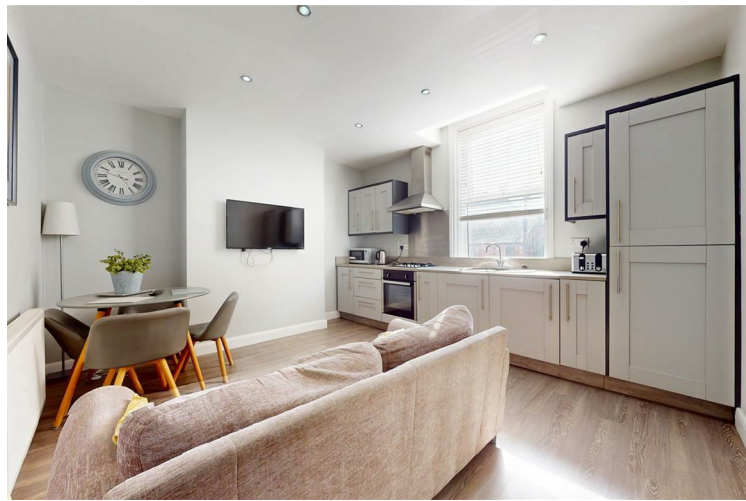
We are delighted to present to the rental market this exceptional two-bedroom second-floor apartment, ideally positioned in a highly sought-after location just off Southport's renowned Lord Street. The property is perfectly placed for convenient access to a wide range of shops, restaurants, amenities, and excellent public transport links.

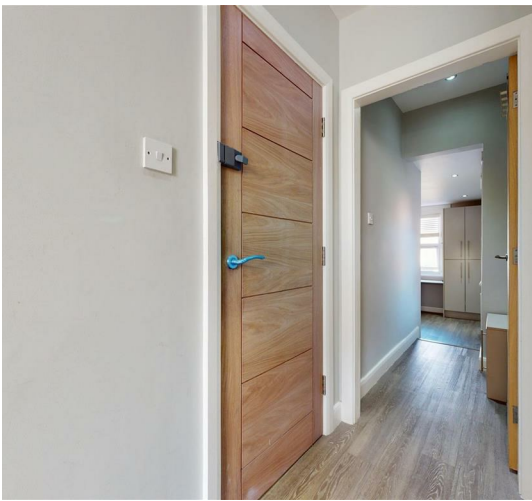
The accommodation briefly comprises a stylish open-plan lounge, kitchen and dining area, finished to a high specification and designed for modern living. There are two generously sized bedrooms, both benefitting from contemporary gloss-finish fitted wardrobes and drawer units, along with a modern shower room completed to a high standard.

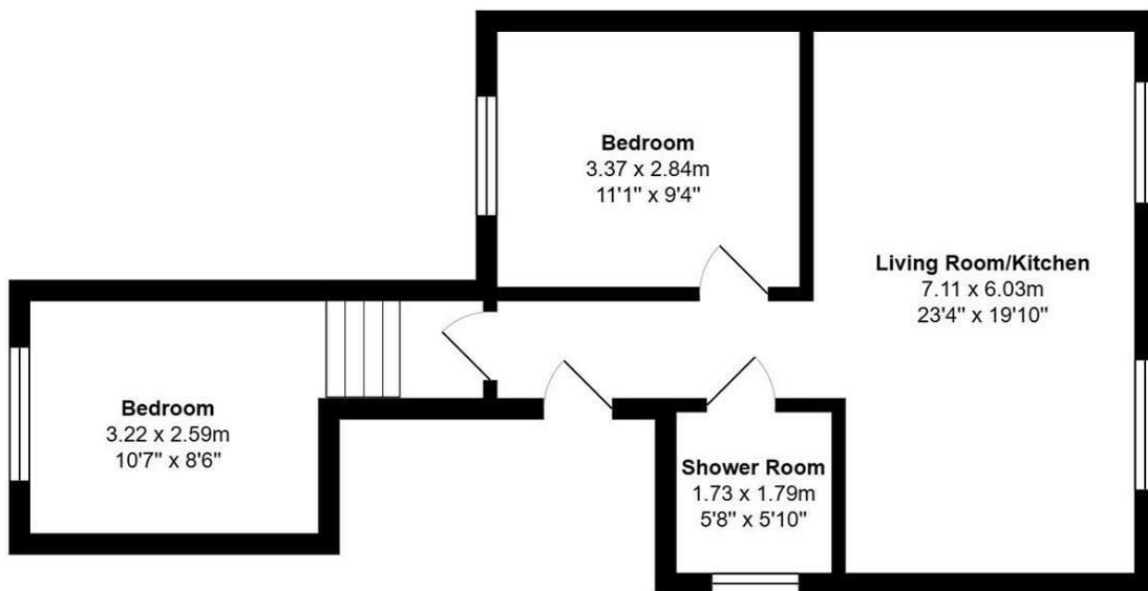
Externally, the property is accessed via a communal entrance hallway from the street.

Please note, parking is not available with this property.

EPC







Total Area: 49.5 m² ... 533 ft²

All measurements are approximate and for display purposes only



Our family owned Independent Estate Agency was established in 1981 and provides a **refreshingly professional service** combining traditional values with a modern approach.

David Paul David

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales				England & Wales			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			