

Wainwright
&
Edwards

TO LET
01772 814863



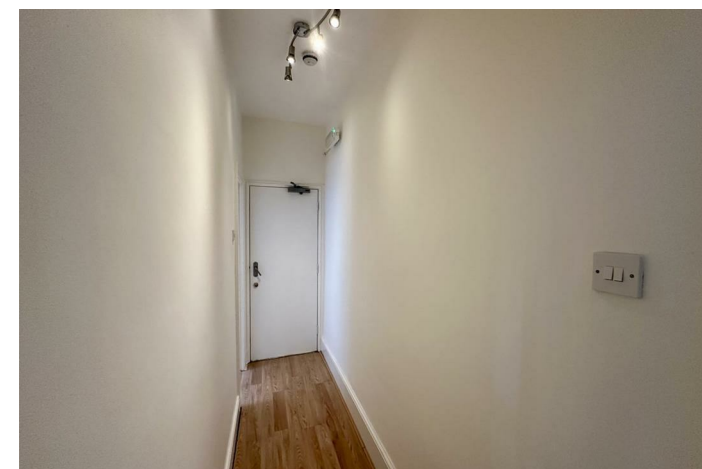
£425 PCM

Flat 3, 11 Leicester Street, Southport, PR9 0ER



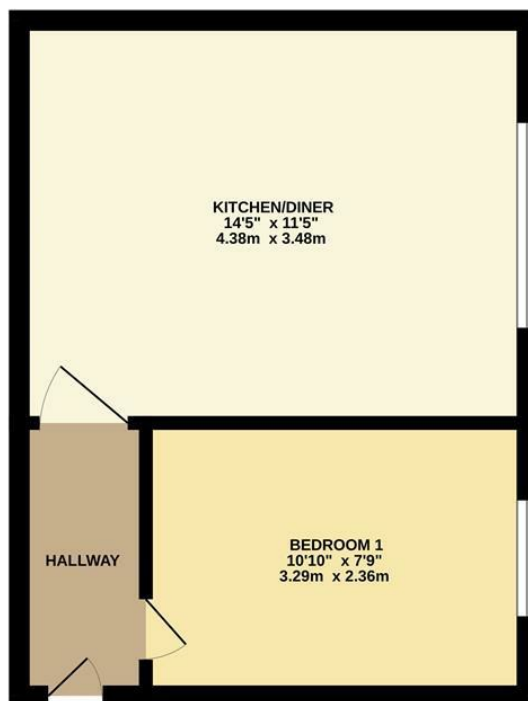
PROPERTY SUMMARY

*ONE BEDROOMED FIRST FLOOR STUDIO FLAT*OPEN PLAN LOUNGE/KITCHEN*COMMUNAL SHOWER ROOM AND SEPARATE WC.*PERFECT LOCATION TO TOWN CENTRE AND ALL LOCAL AMENITIES, ROAD/RAIL NETWORKS*COUNCIL TAX,WATER AND SOME HEATING PROVIDED DURING THE WINTER.





GROUND FLOOR
275 sq.ft. (25.6 sq.m.) approx.



1 BED FLAT

TOTAL FLOOR AREA : 275 sq.ft. (25.6 sq.m.) approx.

Whilst 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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LOCAL AUTHORITY

TENURE

COUNCIL TAX BAND

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

**Wainwright
&
Edwards**

OFFICE ADDRESS

3 Station Road, Hesketh Bank, Preston,
Lancashire, PR4 6SN

CONTACT

01772-814863
lettings@wainwrightandedwards.co.uk