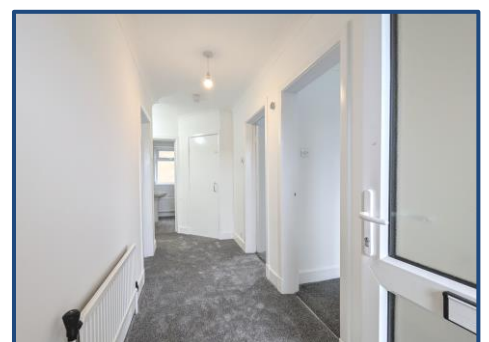


## Warren Court, Westcliffe Road, Southport £850.00



### KEY FEATURES:

- Birkdale Shoreside Location • Ground Floor Apartment • Two Bedrooms • Views Overlooking Communal Gardens • Private Entrance • Newly Decorated • Great Transport Links Nearby • Gas Central Heating •

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Property Management

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E: pm@ajestateagents.co.uk



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## Property Description

Anthony James present to the rental market a GROUND FLOOR TWO BEDROOM apartment ideally situated just off Westcliffe Road on the Warren Court development. This property overlooks a large communal garden with a sunny aspect to the front facing reception room. This property boasts walking distance to bustling Birkdale Village and Southport Town Centre with a wealth of amenities including chain supermarkets, shops, cafes and restaurants. Fantastic transportation links are present providing great access to Liverpool, Preston, Manchester & surrounding areas. Additional benefits include private front and rear entrance with gas central heating and double glazing throughout. Viewings are highly recommended to truly appreciate this well positioned apartment. The property briefly comprises of; private entrance to internal hallway with handy storage cupboard, front facing large lounge, rear facing kitchen (with rear access), two well proportioned bedrooms & bathroom with separate WC. The apartment is well

## Rooms

### Internal Hallway

Private entrance leads from the communal gardens into an inviting internal hallway. The space is decorated neutrally with fitted carpets. A handy full height storage cupboard gives extra storage. Access is provided to all areas of the apartment.

### Lounge

A large and bright lounge overlooking the communal gardens via large window. The space is decorated neutrally with fitted carpets. A TV aerial is present to the corner of the room.

### Master Bedroom

A spacious sunny aspect side facing bedroom via large bay window. The space is decorated neutrally with fitted carpets and plentiful fitted wardrobes.

### Kitchen

A neutral fitted kitchen comprising of matt white base and eye level units with dark laminate counter tops and stainless steel sink with chrome mixer tap. Cooking facilities include four ring gas burner hob and low level electric oven with canopy extractor fan. The space is decorated neutrally with fitted vinyl wood effect flooring. A rear UPVC door provides access to an ideal space for bin storage and rear lawns.

### Bathroom

A white two piece bathroom suite comprising of hand wash pedestal sink with full size bath (including shower over bath facilities with glazed screen). The space is decorated with tiles to wet areas and vinyl wood effect flooring. A rear facing window and extractor fan are also present.

### WC

A handy separate WC with handle flush. The space is decorated neutrally with fitted vinyl flooring. A rear obscured window looks out of the rear of the property.

### Secondary Bedroom

A well proportioned secondary bedroom, decorated neutrally with fitted carpets and window overlooking the communal gardens.



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## Ground Floor



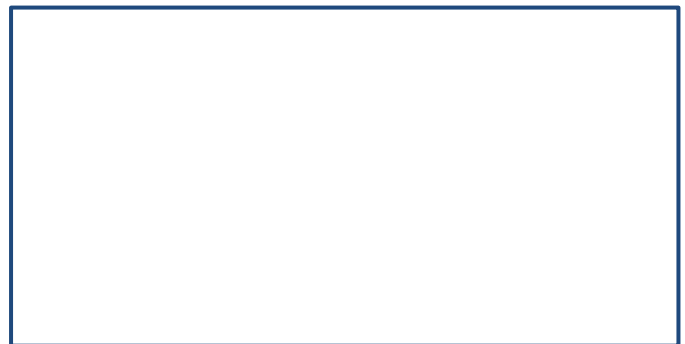
"Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be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

Plan produced using PlanUp.

### Additional Information

EPC: C

Council Tax Band: B



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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