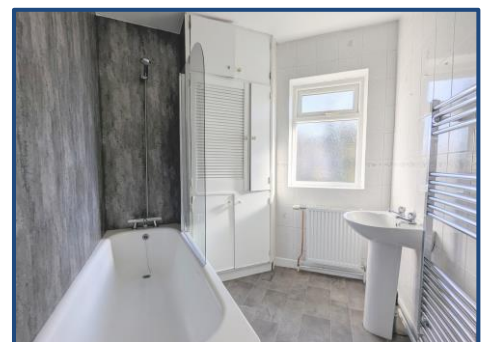


Warren Court, Westcliffe Road, Birkdale, Southport, Merseyside. PR8 **Monthly Rental Of £850.00**



KEY FEATURES:

- Birkdale Location • Two Double Bedrooms • Spacious Lounge • Modern Fitted Kitchen Diner • Small Balcony • Neutral Decoration Throughout • Gas Central Heating • UPVC Double Glazed •

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Property Description

Anthony James present to the rental market a FIRST FLOOR TWO BEDROOM apartment ideally situated just off Westcliffe Road on the Warren Court development. This property has its own private entrance and 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 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 with stairwell leading to the first floor internal hallway with handy storage cupboard, front facing large lounge, rear facing kitchen (with space for dining), two well proportioned bedrooms & bathroom with separate WC.

Council Tax Band : B EPC Rating: C Available Immediately



Rooms

Internal Hallway

Private entrance leads from the communal gardens into an inviting entrance hall/stairwell. The space is decorated neutrally with fitted carpets. A handy height storage cupboard is present to the ground floor and full height to the first floor. Access is provided to all areas of the apartment from the first floor internal hallway area. A well positioned balcony is present just off the hallway providing a small outdoor area.

Lounge

A large and bright lounge overlooking the communal gardens via large window to the front of the property. The space is decorated neutrally with fitted carpets.

Bedroom One

A spacious rear facing sunny aspect master bedroom with large UPVC window. The space is decorated neutrally with fitted carpets.

Kitchen

A spacious kitchen containing 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 tile effect flooring. Space is provided for a dining area.

Bathroom

A white two piece bathroom suite comprising of hand wash pedestal sink with full size bath containing tap fed shower and glazed screen. The space is decorated with dark stone effect aqua boarding to wet



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areas & white tiles to all other walls with vinyl flooring. A handy cupboard is provided with rear facing window and extractor fan.

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.

Bedroom Two

A well proportioned sunny aspect secondary bedroom, decorated neutrally with fitted carpets and window overlooking the rear of the property.



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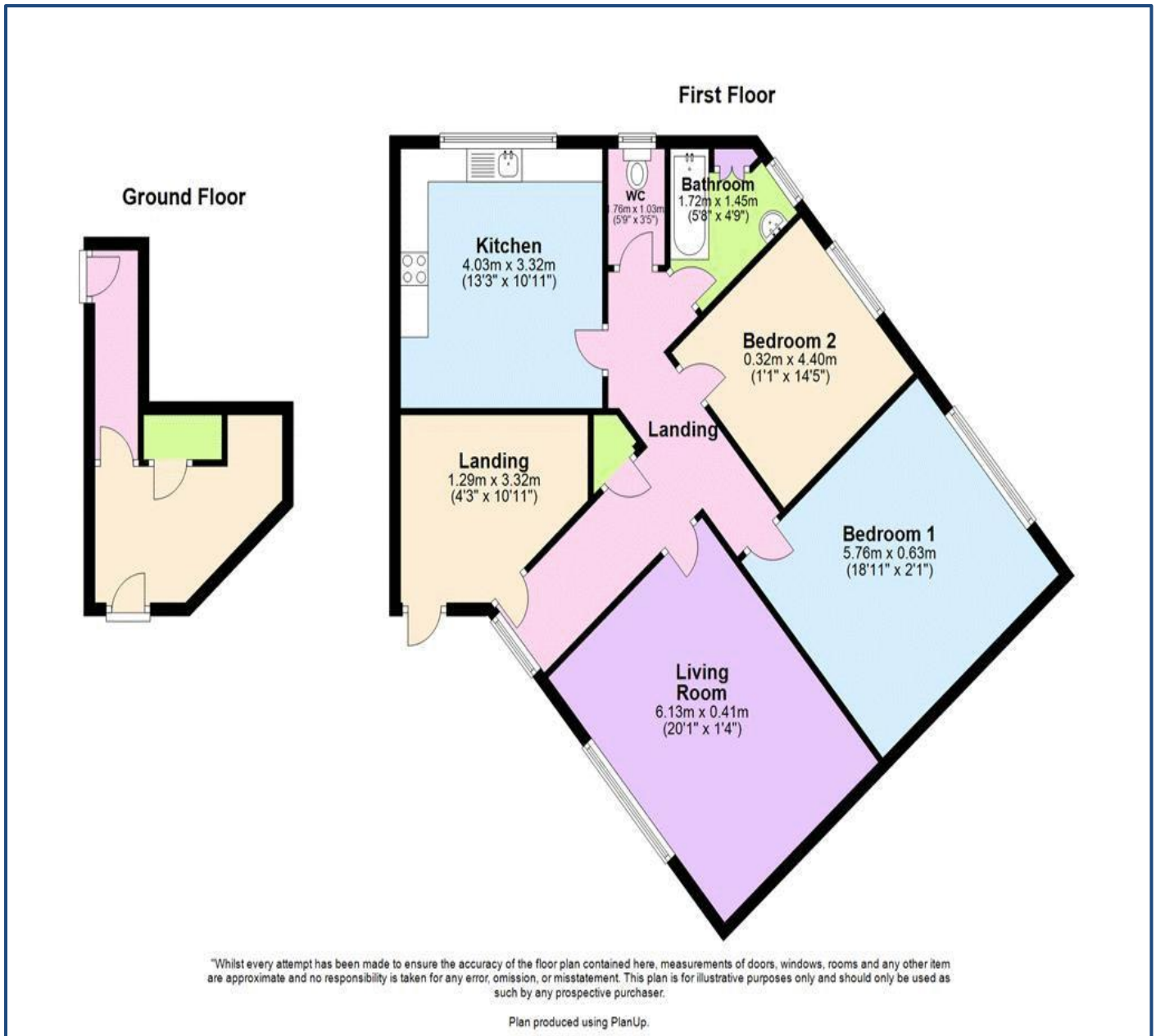
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Additional Information

EPC: C
 Council Tax Band: B
 Tenure: Long Term (commencing Initial 12 Months)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	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 and navigate to Services > Lettings > Tenant Fees.**