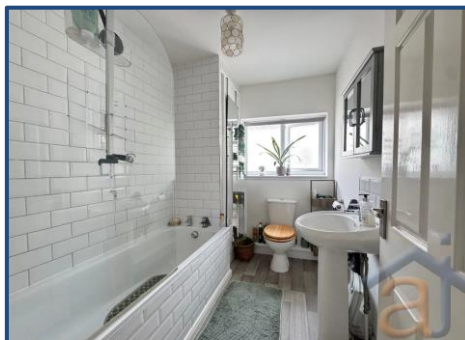


Liverpool Road, Birkdale Village, Southport

£825.00PCM



KEY FEATURES:

- Second Floor Apartment • Two Double Bedrooms • Modern Feel Throughout • Birkdale Village Location • Separate Garage Included • UPVC Double Glazed • Gas Centrally Heated • EPC Rating: C •

Sales

T: 01704 550048

E: sales@ajestateagents.co.uk



Rentals

T: 01704 543434

E: rentals@ajestateagents.co.uk



Property Management

T: 01704 545800

E: pm@ajestateagents.co.uk



**The Property
Ombudsman**

Property Description

Anthony James are delighted to present this beautifully appointed two-bedroom, second-floor apartment, ideally situated in the heart of vibrant Birkdale Village. This superb location offers a wealth of amenities right on your doorstep, including a variety of independent shops and restaurants, major supermarkets, and excellent road and rail transport links. The apartment features two generously sized double bedrooms and a stylish, modern interior throughout. A separate garage space is also included in the tenancy, providing valuable storage.

The accommodation briefly comprises: A communal stairwell leading to the second floor, an internal hallway, a high gloss sleek kitchen with a small dining area, a spacious lounge/diner with views over Liverpool Road, a modern bathroom suite, and two well-proportioned bedrooms. Externally, the property benefits from well-maintained communal gardens and residents' parking. Additional features include gas central heating and UPVC double glazing throughout.

EPC Rating: C

Council Tax Band: B

Please Note: This tenancy is managed directly by the landlord. Available Immediately (subject to satisfactory references and checks).

Viewings are highly recommended to fully appreciate all this fantastic apartment has to offer.



Rooms

Communal Entrance Hall

Stairs up to all floors.

Hall

Kitchen

Fitted kitchen with a matching range of base and eye level units with worktop space over. Window to side, radiator. Space and plumbing for a washing machine.

Bedroom 2 10' 10" x 8' 0" (3.31m x 2.43m)
(measurements to longest point). Window to side, radiator.

Bedroom 1 11' 5" x 10' 2" (3.47m x 3.09m)
(measurements to longest point). Window to side, radiator.

Bathroom

Fitted with matching, white, three piece suite comprising: wash hand basin, w.c. and bath with shower over.

Lounge 16' 9" x 10' 4" (5.11m x 3.16m)
(measurements to longest point). Window to side and fitted carpet.

Garage

Up and over door.

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Communal Garden Areas

Well maintained lawned areas.

Off Road Parking

Tarmac area suitable for parking vehicles.



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Second Floor

Approx. 57.3 sq. metres (617.3 sq. feet)



Total area: approx. 57.3 sq. metres (617.3 sq. feet)

6 Chafont Court

Additional Information

EPC: C

Council Tax Band: B

Tenure: Leasehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	76 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.**

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