

**Weld Road, Birkdale, Southport, Merseyside, PR8**  
**£700.00PCM**



**KEY FEATURES:**

- First Floor One Bedroomed Apartment • Allocated Parking • Birkdale Village Location • Available end of March • Appliances Included • Optionally Furnished • Council Tax Band: A • EPC: 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



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Ombudsman**



## Property Description

Anthony James is delighted to present this charming one-bedroom first-floor apartment, perfectly positioned on the sought-after Weld Road—just a short stroll from the vibrant heart of Birkdale Village. Boasting a superb location, the apartment is within easy reach of a wide range of local amenities including supermarkets, boutique shops, popular cafes, and well-regarded restaurants. Excellent transport links by both road and rail provide convenient access to Southport Town Centre, Liverpool, Preston, and surrounding areas.

The apartment benefits from gas central heating and UPVC double glazing throughout. Externally, the property offers off-street parking and access to a communal lawned garden at the rear.

Accommodation comprises:

A communal stairwell leads to the first-floor entrance. Inside, you'll find a welcoming hallway, a front-facing lounge/dining area with alcove leading to a cottage-style kitchen, bedroom with double bed and ample wardrobe space, and a private ensuite-style bathroom.

Please note, the property is managed directly by the landlord.

Available Immediately

EPC Rating: C

Council Tax Band: A

Early viewings are highly recommended to fully appreciate the character and convenience of this ideally located home.



## Rooms

### Communal Areas

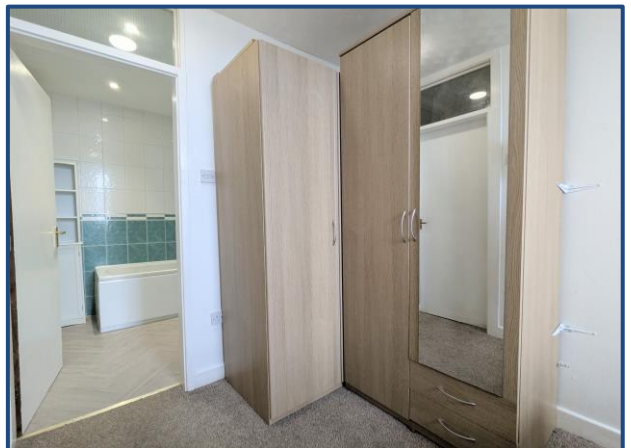
Steps to upper ground floor communal entrance. Carpeted stairs to all floors with original stained glass windows.

### Living Room

Living room with fitted carpet, radiator to side, bay window to front, open window 'hatch' to kitchen.

### Kitchen

Kitchen with open hatch to side, partially tiled walls, matching range of base and eye level units with integrated mixer sink, extractor hood and double oven, fridge freezer, washing machine. Combi boiler



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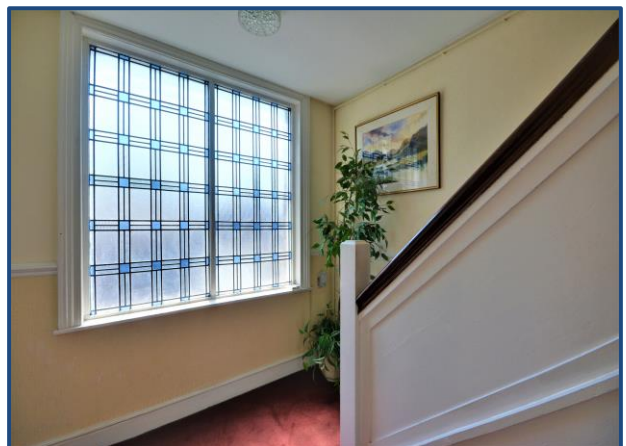
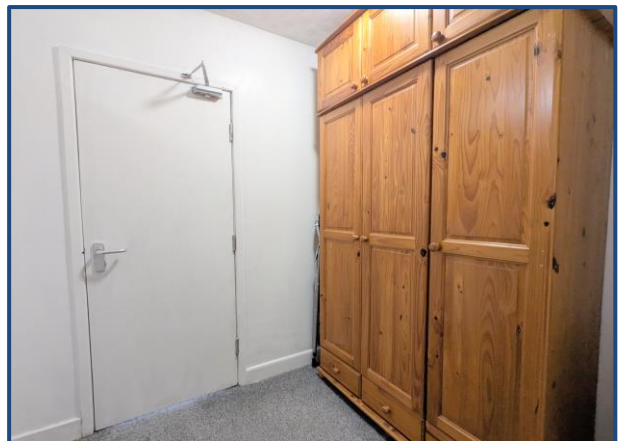
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### Bedroom

Double bedroom with window to front, radiator to front and fitted carpet. A large freestanding wardrobe provides ample storage space. Door to en suite bathroom.

### Bathroom

Fitted bathroom with tiled walls. radiator to rear, three piece suite comprising bath with shower fitting, WC and wash hand basin.



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## First 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: A

Tenure: Leasehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 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](http://www.ajestateagents.co.uk) and navigate to Services > Lettings > Tenant Fees.**

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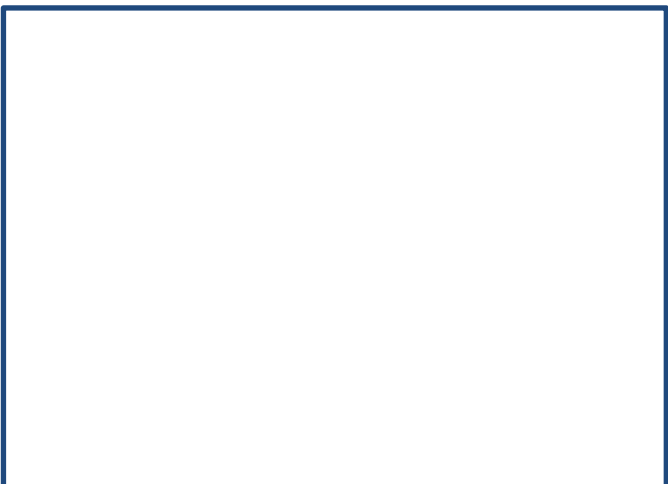
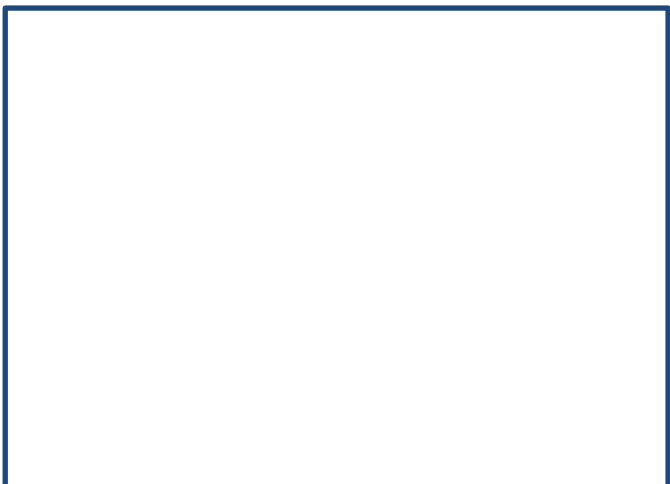
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