

## TO LET - 2 Bed Apartment with private entrance - Westcliffe Road, Birkdale **Monthly Rental Of £895.00**



### KEY FEATURES:

- Private entrance • First floor apartment • Two generously sized bedrooms • Bathroom with Separate WC • Rear-facing kitchen with space for dining table • Available Immediately • • •

#### 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**

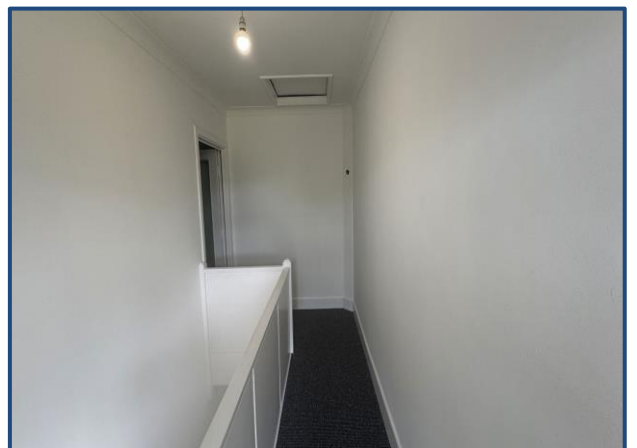
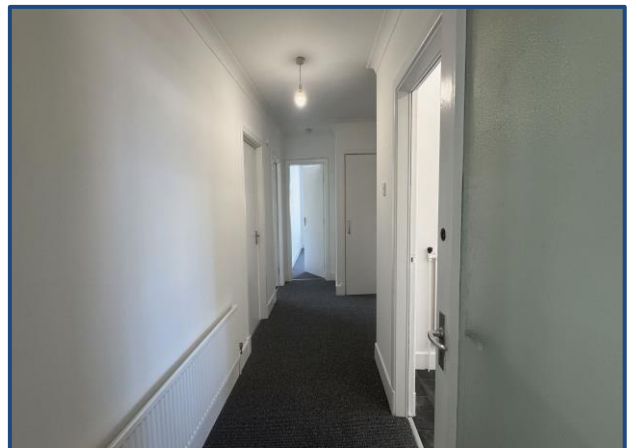
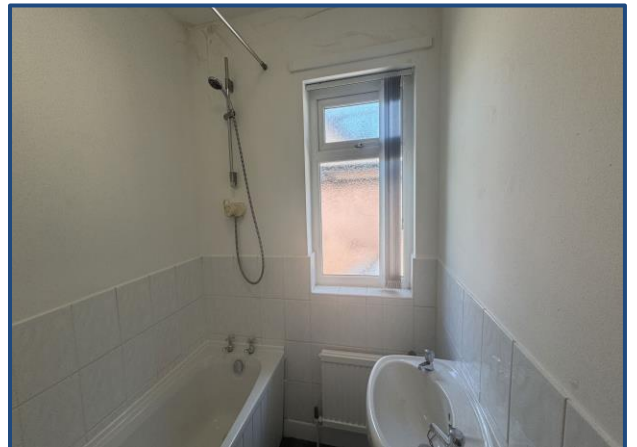
## Property Description

Anthony James is pleased to bring to the rental market this well-positioned first-floor, two-bedroom apartment, ideally located just off Westcliffe Road within the desirable Warren Court development. The apartment benefits from its own private entrance and enjoys views over a spacious communal garden, with the front-facing reception room basking in a sunny aspect. Perfectly placed within walking distance of vibrant Birkdale Village and Southport Town Centre, residents can enjoy convenient access to an array of amenities, including supermarkets, independent shops, cafés, and popular restaurants. Excellent transport links make commuting to Liverpool, Preston, Manchester, and surrounding areas a breeze. Additional features include gas central heating and double glazing throughout. Viewings are highly recommended to fully appreciate the location and quality of this apartment. Accommodation comprises: - Private entrance with stairwell to first-floor hallway and a useful storage cupboard - Bright, front-facing lounge - Rear-facing kitchen with space for dining - Two generously sized bedrooms - Bathroom with separate WC

Council Tax Band: B EPC Rating: C

Available Immediately

Managed by Agent



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# Energy performance certificate (EPC)

70 Warren Court SOUTHPORT PR8 2DF	Energy rating <b>C</b>	Valid until:	27 January 2035
		Certificate number:	0300-2968-1490-2125-5611

Property type	Top-floor flat
Total floor area	86 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

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		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

## Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/0300-2968-1490-2125-5611>

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### 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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