

To Let - Grosvenor Road, Birkdale - Two Bedroom Apartment **£975.00PCM**



KEY FEATURES:

- 2 Bed Apartment • 2nd Floor • Birkdale Shoreside Location • Spacious Lounge and Bedrooms • Split Over Two levels • Off Road Parking • Available Late August • Close to Transport Links •

Sales

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Property Management

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**The Property
Ombudsman**

Property Description

Anthony James are delighted to present to the rental market this well-proportioned two-bedroom maisonette apartment, situated on the second floor in the highly sought-after Birkdale Shoreside location. Perfectly positioned, the property is within easy walking distance of the picturesque Southport Seafront and the vibrant Birkdale Village, renowned for its charming independent cafés, stylish bars, boutique shops, and a range of popular restaurants.

Residents will also enjoy excellent transport connections, with convenient rail and road links providing easy access to Southport town centre and surrounding areas, making it an ideal home for both commuters and those who enjoy coastal living. The accommodation briefly comprises a welcoming lounge, a separate dining room, two generously sized bedrooms, a well-fitted kitchen, and a modern bathroom. Additional benefits include gas central heating for year-round comfort, off-street parking, and a pleasant residential setting.

The property will be available from the end of August.

EPC Rating: D

Council Tax Band: C

Disclaimer: Please note that the marketing photographs used were taken in 2021, prior to the commencement of the current tenancy. As such, the current condition and furnishings of the property may differ from those shown. This disclaimer is provided in accordance with the Consumer Protection from Unfair Trading Regulations 2008, which require all marketing materials to be clear, accurate, and not misleading. Prospective tenants are encouraged to arrange a viewing to assess the property's current condition.



Rooms

Hallway

Lounge

A spacious lounge decorated neutrally with fitted flooring.

Kitchen

A neutral modern fitted kitchen comprising of base and eye level units in pine effect laminate with black countertops and stainless steel sink. Cooking facilities include four ring gas fitted hob & low level oven. Space is provided for a freestanding washing machine and fridge.

Landing

A neutrally decorated landing with fitted flooring.

Bathroom

A three piece fitted suite comprising of flush button WC, hand wash pedestal sink and full sized bath with shower over bath and curtain. The space is decorated with tiles to wet areas. Additional items include wall mounted cabinet for storage and mirror.

Bedroom One

A spacious double bedroom decorated neutrally with fitted laminate flooring.

Bedroom Two

A spacious double bedroom decorated neutrally with fitted laminate flooring.

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