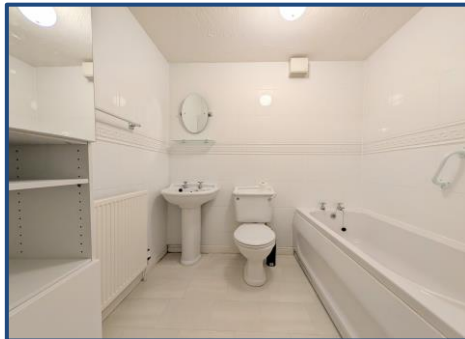


To Let - Nelson Court, Birkdale - Two Bedroom Ground Floor Apt **£925.00PCM**



KEY FEATURES:

- Two Bedroom Apartment • Ground Floor Apartment • Covered Patio Space • Master Bedroom with Ensuite • Lounge/Diner • Neutral Decoration • Sought After Birkdale Location • Gas Central Heating •

Sales

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Rentals

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Property Management

T: 01704 545800

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**The Property
Ombudsman**

Property Description

Anthony James are delighted to offer to the rental market this attractive two-bedroom ground-floor apartment, featuring a master bedroom with en-suite and a private enclosed balcony/patio. Ideally located on the highly sought-after Trafalgar Road, the property is just moments from the vibrant Birkdale Village, renowned for its array of independent shops, cafés, bars, and restaurants. Excellent transport links are close by, with convenient rail access to Southport Town Centre and the city of Liverpool.

The accommodation briefly comprises an internal entrance hall with three useful storage cupboards (one housing a freezer), a spacious and light-filled lounge/diner benefitting from two bay windows and access to the covered patio, and a well-appointed shaker style kitchen offering ample worktop space and a selection of integrated appliances. There is a modern family bathroom, a generous master bedroom with en-suite facilities, and a second double bedroom. Further benefits include double glazing throughout, secure intercom entry, and visitor parking.

Please note that the property does not include allocated off-street parking.

EPC Rating: C

Council Tax Band: D

Available immediately



Rooms

Entrance Hall

An internal entrance hall housing three separate integrated full height cupboards. One containing power with a freezer.

Lounge/Diner

A bright and airy lounge dining space boasting two bay windows. The space is decorated neutrally with fitted carpets. Access leads via sliding doors onto a covered patio overlooking the gardens.

Kitchen

A shaker style kitchen comprising of base and eye level units with laminate counter tops with a stainless steel double bowl sink. Cooking facilities include a four ring gas burner hob with eye level double oven. Appliances include low level fridge freezer whilst there is space provided for a washing machine. The kitchen is decorated neutrally with beige vinyl flooring & tiles to counter areas.

Family Bathroom

An internal family bathroom with three piece suite comprising WC, pedestal sink & full size bath. The space is decorated with tiles to all walls and vinyl tile effect flooring. A wall mounted vanity mirror is present along with freestanding cabinet for extra storage.

Master Bedroom

A spacious double bedroom boasting ample cupboard/wardrobe space with access into the private ensuite.



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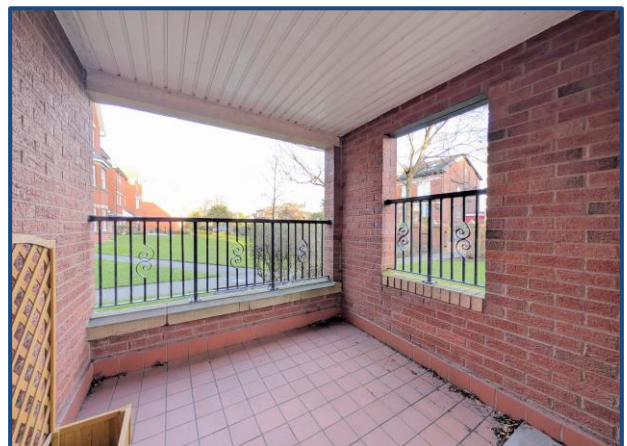
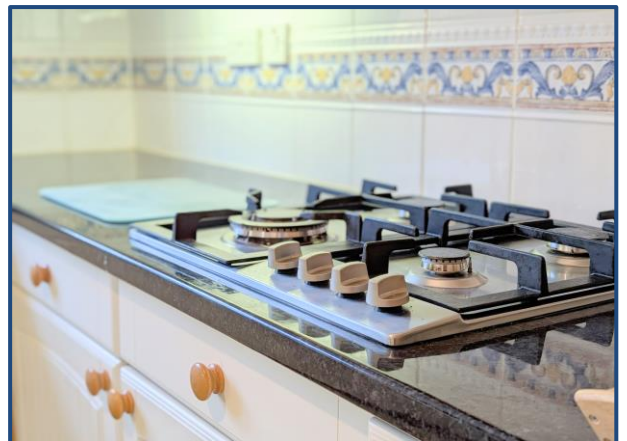
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Ensuite

A private ensuite with three piece suite comprising of WC, pedestal sink & large shower cubicle with thermostatic shower. The space is decorated neutrally with tiles to all areas and vinyl tile effect flooring. Additional benefits include towel rail & wall mounted mirrored cabinet.

Bedroom Two

A well presented second bedroom with space for a double bed. The room is decorated neutrally with fitted carpets and ample wardrobe space.



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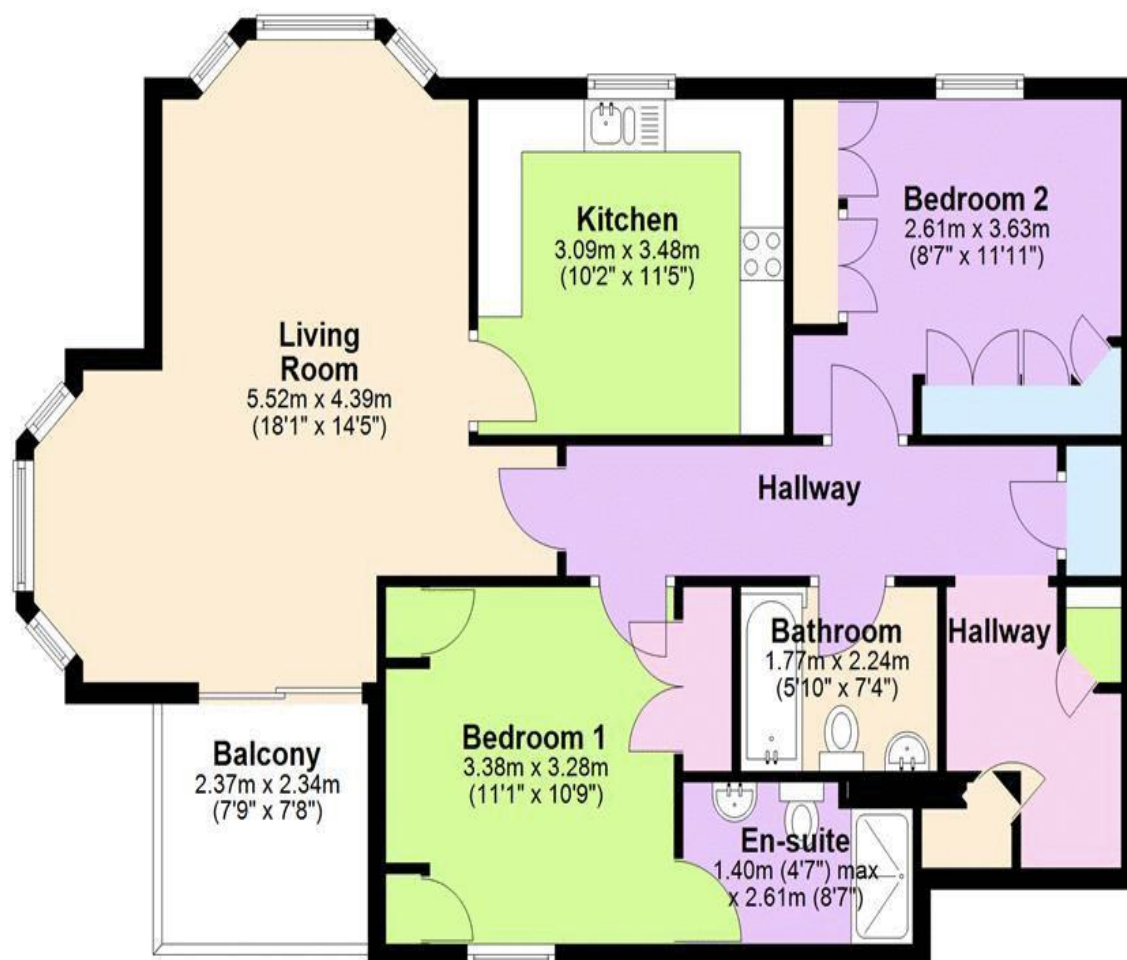
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Ground Floor



"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: D

Tenure:

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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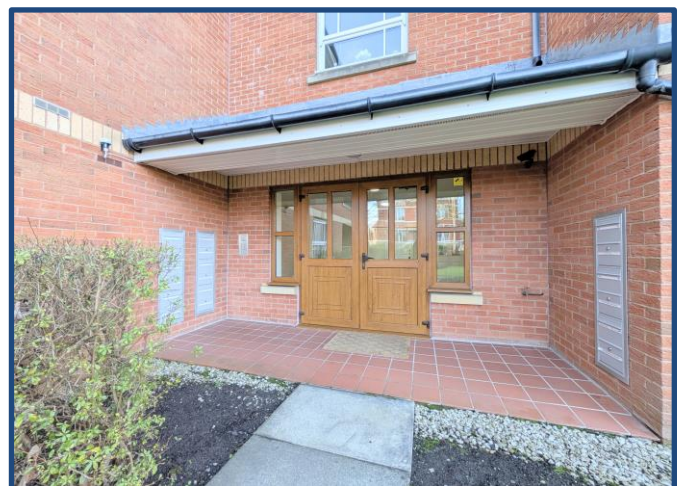
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