

## To Let - Weld Road, Birkdale - Second Floor Two Bedroom Apt £725.00PCM



### KEY FEATURES:

- Second Floor Apartment • Two Bedrooms • Sea Views • Small Balcony • Kitchen with Integrated Appliances • Newly Decorated and Carpeted • Available Immediately Subject to Reference • Gas Centrally Heated •

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 two-bedroom, second-floor apartment to the rental market.

The property benefits from sea views from the balcony and is situated on the highly sought-after Weld Road, within walking distance of Southport Seafront and Birkdale Village, which offers a wide selection of cafés, bars, restaurants, and shops. Excellent road and rail links provide easy access to Southport Town Centre, Liverpool, Preston, and surrounding areas. Early viewing is highly recommended to fully appreciate this apartment.

The accommodation briefly comprises an entrance hall, a lounge with balcony and kitchen alcove, a bathroom, and two bedrooms.

Further benefits include unallocated off-street parking, gas central heating, and partial double glazing.

Available immediately, subject to satisfactory referencing.

EPC Rating: C

Council Tax Band: A



## Rooms

### Entrance Hall

Split level landing with wall mounted telecom handset

### Lounge Area

A bright and airy south facing lounge with views overlooking the sea to the right of the complex. The space is decorated neutrally with fitted carpets. Large sliding doors lead to the quaint balcony area.

### Kitchen Area

Alcove leads through to the kitchen area with base and eye level units in laminate wood effect with dark counter tops and stainless steel sink. Cooking facilities include four ring ceramic electric cooktop & low level electric oven. Appliances include integrated 70/30 fridge freezer and washing machine.



### Bathroom

A neutral and modern bathroom suite comprising WC, pedestal sink & full size bath with shower over bath facilities. The space is decorated neutrally with tiles to all areas and vinyl flooring.



### Bedroom One

A rear facing double bedroom with fitted carpets and neutral decoration

### Bedroom Two

A secondary single bedroom with fitted carpets and neutral decoration.

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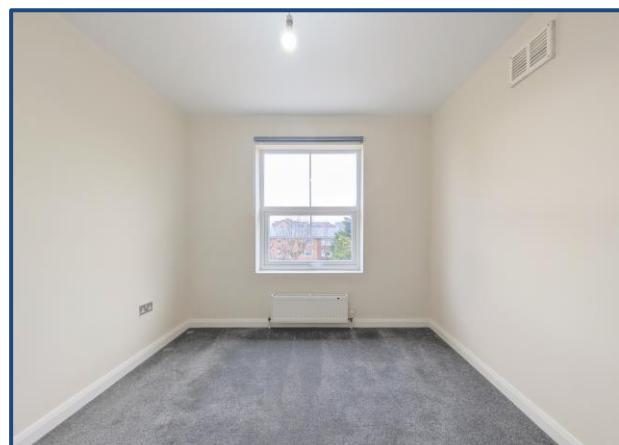
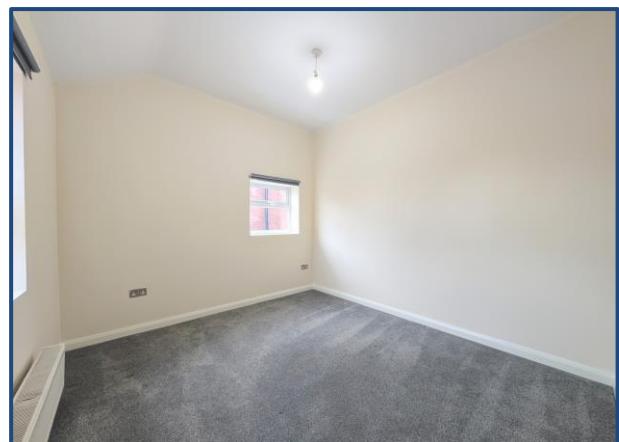


### Property Management

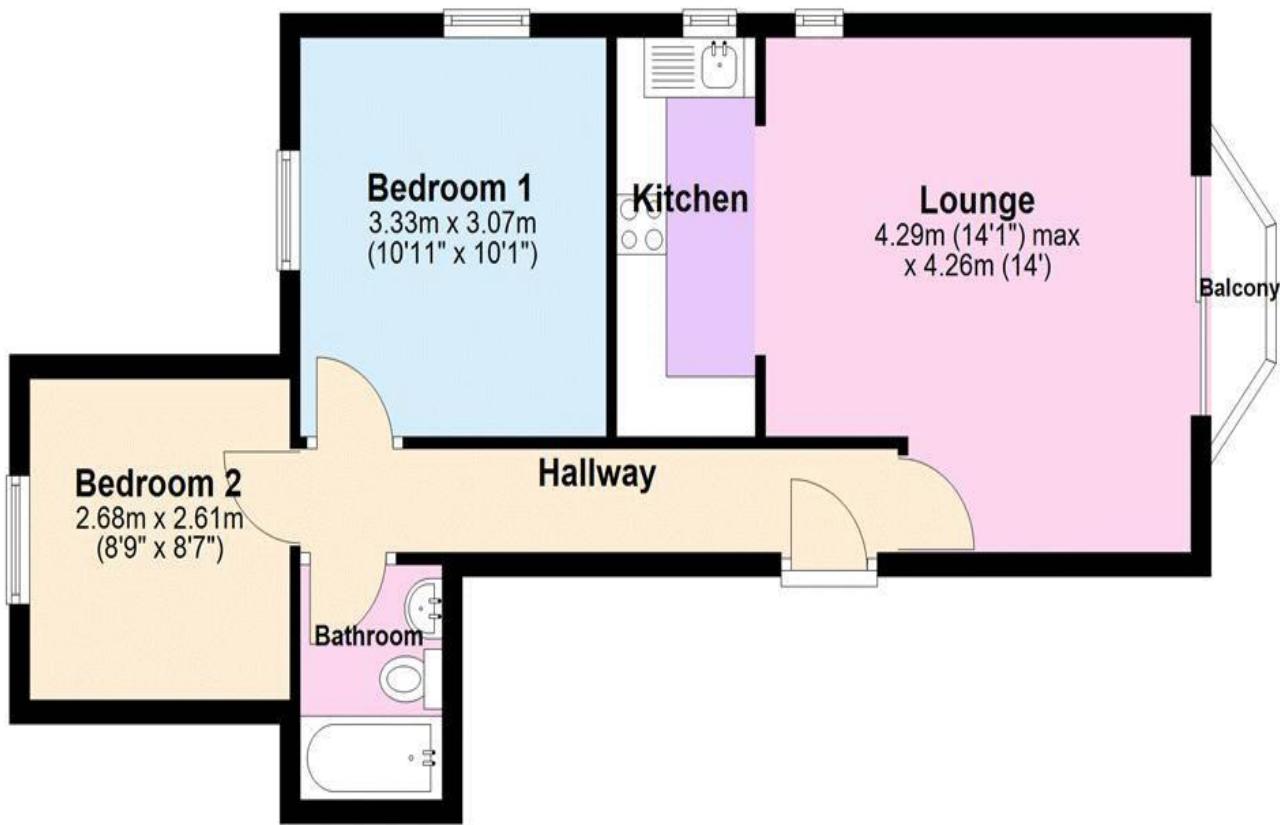
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## Second Floor



"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:



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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