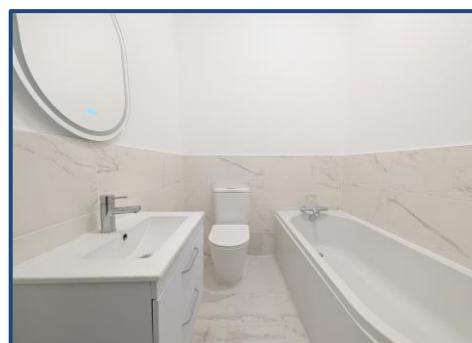


## To Let - York Road, Birkdale - 2 Bed First Floor Apt

**£1.250.00PCM**



### KEY FEATURES:

- Birkdale Village Location • Two Bedrooms • Newly Converted Complex • Modern Fresh Feel Throughout • Off Road Unallocated Parking • Ensuite To Master Bedroom • Gas Centrally Heated • EPC Rating : 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



**The Property  
Ombudsman**

## Property Description

Anthony James are delighted to present to the rental market this newly converted, first floor two-bedroom apartment within an attractive Victorian complex. Finished to a high specification throughout, the property offers a bright, contemporary feel with a modern open-plan kitchen and stylish en-suite facilities.

Ideally located within close proximity to the vibrant Birkdale Village, residents can enjoy a wide selection of independent shops, cafés, and well-regarded restaurants. Excellent transport links are also available, providing easy access between Liverpool City Centre and Southport Town Centre.

The accommodation briefly comprises an internal hallway, lounge/kitchen area, modern bathroom, and two generously sized double bedrooms, one of which benefits from an en-suite shower room. Further advantages include gas central heating, UPVC double glazing, and off-street unallocated parking.

Available immediately, subject to satisfactory referencing.

EPC Rating: C

Council Tax Band: TBC

Please note, this property is managed directly by the landlord's company.

Early viewing is highly recommended to fully appreciate this stylish new development.



## Rooms

### Hallway

Decorated neutrally with laminate wood effect flooring and intercom handset.

### Lounge Area

A bright and airy lounge area decorated neutrally with laminate wood effect flooring.

### Kitchen Area

A modern high quality finish kitchen containing matt finish base and eye level units and laminate counter tops with composite sink. Cooking facilities include electric oven & ceramic four ring electric hob. Appliances include an integrated 70/30 fridge freezer with space provided for a washing machine. The area is decorated with metro tiles for backsplash.



### Bathroom

A modern and stylish four piece bathroom suite comprising wall mounted vanity sink, flush button WC, full sized bath & shower cubicle. The room is decorated with marble effect ceramic tiles to wet areas and floors. A centrally heated towel rail & wall mounted LED lit mirror are also



### Bedroom One

A master bedroom decorated neutrally with laminate wood effect flooring and access to the ensuite.



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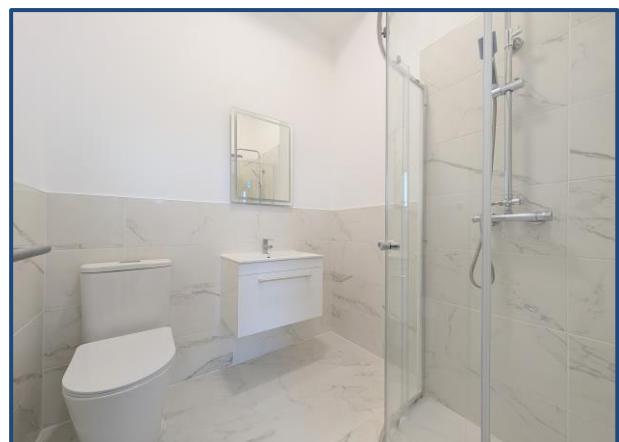
**The Property  
Ombudsman**

### Ensuite

A modern and stylish three piece shower room suite comprising wall mounted vanity sink, flush button WC & shower cubicle. The room is decorated with marble effect ceramic tiles to wet areas and floors. A centrally heated towel rail & wall mounted LED lit mirror are also provided.

### Bedroom Two

A secondary double bedroom decorated neutrally with laminate wood effect flooring.



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**The Property  
Ombudsman**

## Additional Information

EPC: C

Council Tax Band:

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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