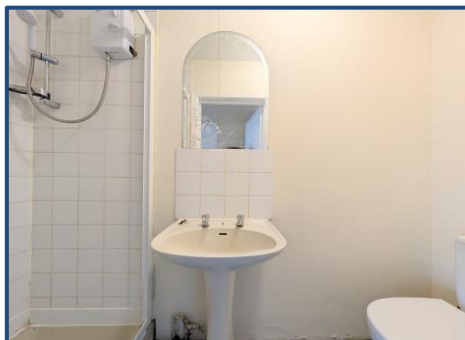


To Let - Weld Road, Birkdale - Second Floor One Bed Apt with Balcony **£675.00PCM**



KEY FEATURES:

- Second Floor Apartment • One Bedroom • Sea Views • Small Balcony • Newly Decorated and Carpeted • Available Immediately Subject to Reference • Gas Centrally Heated • EPC Rating : D •

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 one 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, kitchen, shower room, and one double bedroom

Further benefits include unallocated off-street parking and gas central heating.

Available immediately, subject to satisfactory referencing.

EPC Rating: D

Council Tax Band: A



Rooms

Hallway

Split level landing with wall mounted telecom handset

Lounge

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

A separate kitchen benefitting from base and eye level cabinetry in a laminate finish with wood effect counters and stainless steel sink. Cooking facilities include freestanding cooker with four ring gas burning top and electric oven. Space is provided for a washing machine and fridge. The space is decorated neutrally with vinyl wood effect flooring.

Shower Room

A compact and neutral three piece shower room suite benefitting from WC, pedestal sink and tiled shower cubicle with electric shower. The space is decorated with painted walls and tiles to wet areas with vinyl wood effect flooring.

Bedroom

A rear facing double bedroom with fitted carpets and neutral decoration. A handy airing cupboard provides storage and houses the boiler.

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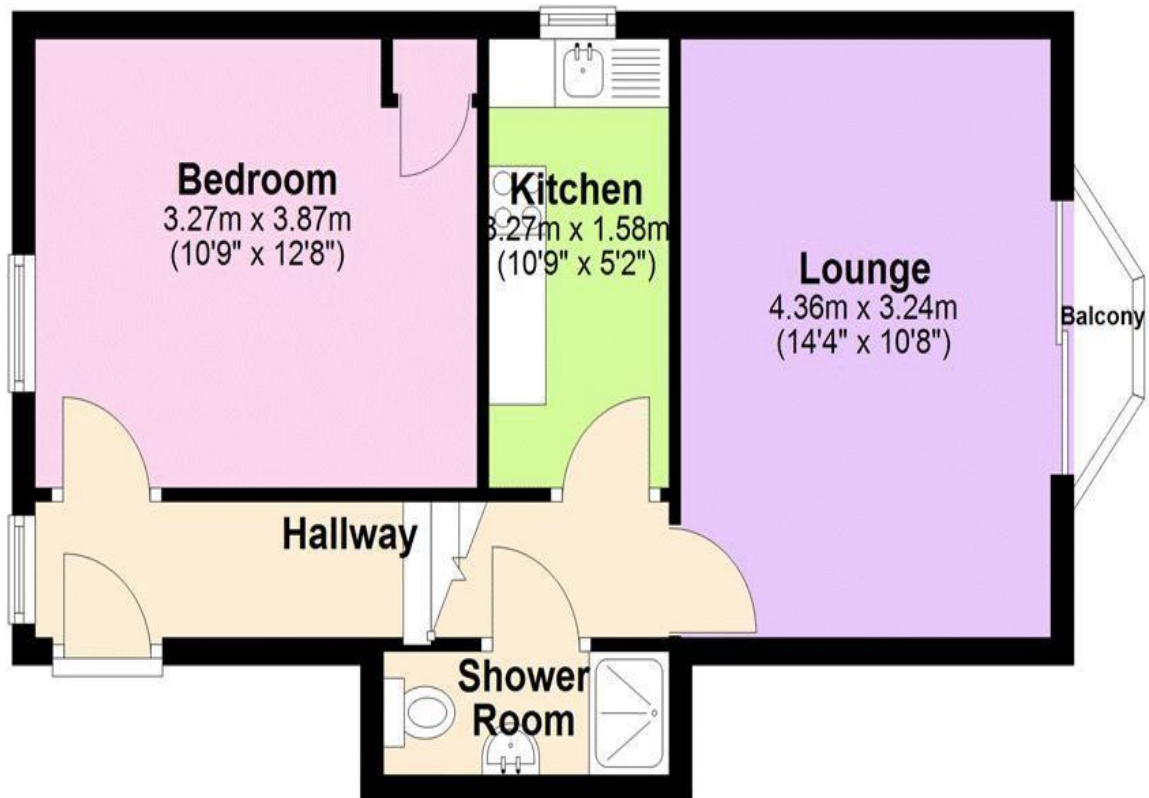
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Second Floor



"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: D
Council Tax Band: A
Tenure:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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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