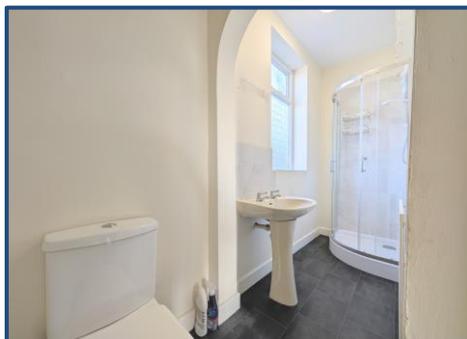


To Let - Weld Road, Birkdale - One Bedroom Ground Floor Apt **£650.00PCM**



KEY FEATURES:

- Ground Floor Apartment • One Bedroom • Rear Communal Gardens • Neutrally Decorated • Gas Centrally Heated • Available Immediately Subject to Reference • Council Tax Band : A • EPC Rating : D •

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Sales

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Property Management

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**The Property
Ombudsman**

Property Description

Anthony James are delighted to present this one bedroom, ground floor apartment to the rental market. The property benefits from being 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.

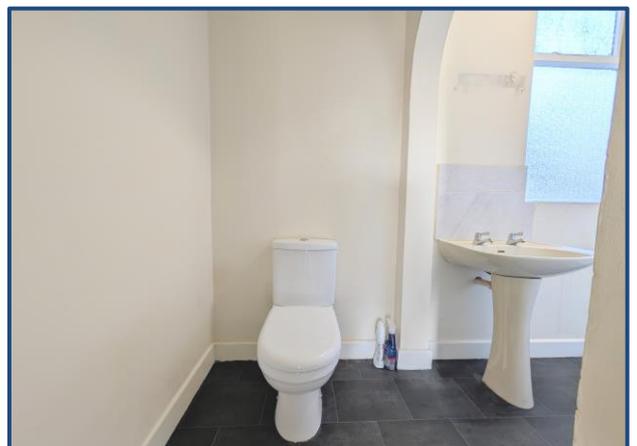
The accommodation briefly comprises an entrance hall, a bright and airy bay fronted lounge, kitchen, shower room, and one double bedroom

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

Entrance Hall

Entrance Hall decorated neutrally with fitted carpets. Intercom and coat hooks are also present.

Lounge

A bright and airy south facing bay fronted lounge decorated neutrally with fitted carpets and ornate original Victorian coving.

Kitchen

A galley style kitchen comprising of base and eye level white gloss laminate cabinets with laminate countertops and stainless steel sink. Cooking facilities include freestanding cooker with four ring gas hob and electric oven. Space is provided for a fridge. The room is decorated neutrally with vinyl 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 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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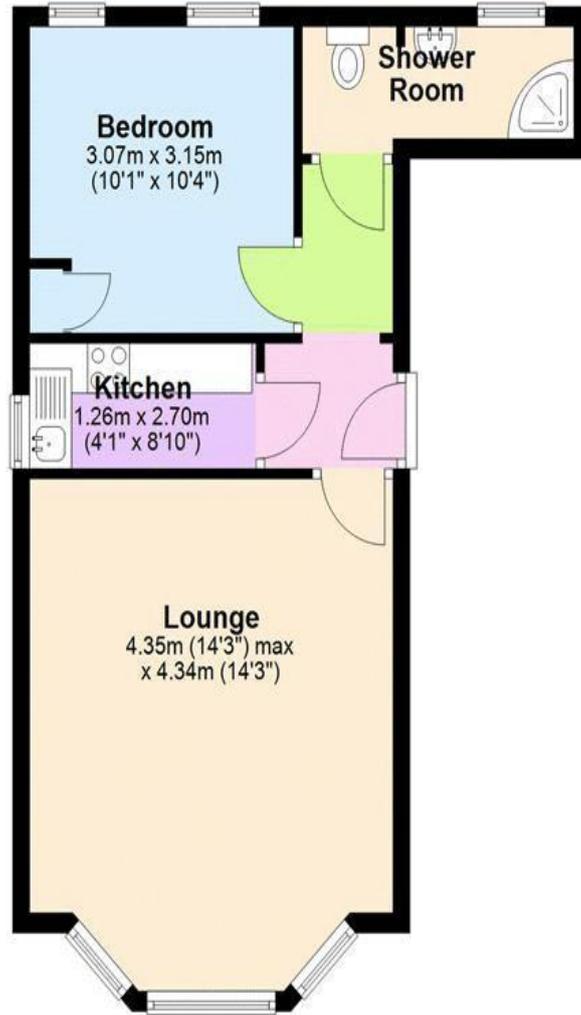
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Ground Floor



All measurements are approximate and are intended for general reference only. Floor plans may not be to scale. Viewers are advised to verify all measurements and dimensions independently.
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		74 C
55-68	D	55 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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