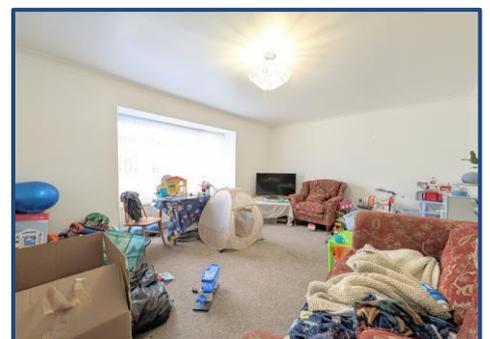


To Let - Warren Court, Westcliffe Road, Birkdale - Two Double Bedroom Apartment **£875.00PCM**



KEY FEATURES:

- Two Double Bedrooms
- Birkdale Location
- Spacious Lounge
- Modern Fitted Kitchen
- Neutral Decoration Throughout
- Fitted Bathroom with Separate WC
- Gas Central Heating
- UPVC Double Glazed



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 pleased to present to the rental market this well-positioned ground floor, two-bedroom apartment, ideally located just off Westcliffe Road within the popular Warren Court development.

The property benefits from its own private entrance and enjoys views over a large communal garden. Perfectly situated within walking distance of the vibrant Birkdale Village and Southport Town Centre, residents have easy access to a wide range of amenities including supermarkets, shops, cafés, and restaurants. Excellent transport links are also nearby, providing convenient access to Liverpool, Preston, Manchester, and surrounding areas.

Additional features include gas central heating and double glazing throughout. Early viewing is highly recommended to fully appreciate the location and accommodation on offer.

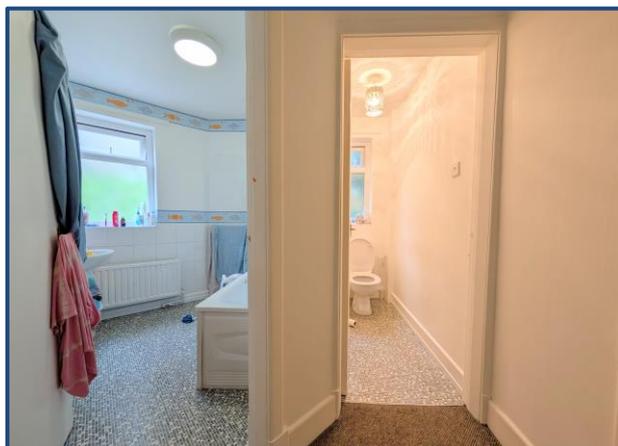
The accommodation briefly comprises a private entrance to the internal hallway with a useful storage cupboard, a spacious lounge, a rear-facing kitchen, two well-proportioned bedrooms, and bathroom with separate WC.

Council Tax Band: B

EPC Rating: C

Available late April 2026 (subject to satisfactory checks)

Disclaimer: Please note, external photos have been AI-enhanced to depict a sunny day.



Rooms

Hall

Built in cloaks cupboard, fitted carpet.

Lounge

PVCu double glazed window to front, double radiator, fitted carpet, coving to ceiling.

Fitted Kitchen

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, built-in electric oven, built-in four ring gas hob with pull out extractor hood over, window to side, radiator

Bedroom 1

PVCu double glazed window to rear, fitted with a range of wardrobes, radiator, fitted carpet, coving to ceiling.

Bedroom 2

PVCu double glazed window to rear, radiator, fitted carpet, coving to ceiling.

Bathroom

Fitted with two piece modern white suite comprising deep panelled bath with hand shower attachment over and pedestal wash hand basin, tiled surround, wall mounted mirror, PVCu double glazed window to rear, radiator.

WC

PVCu double glazed window to side, fitted with low-level WC.



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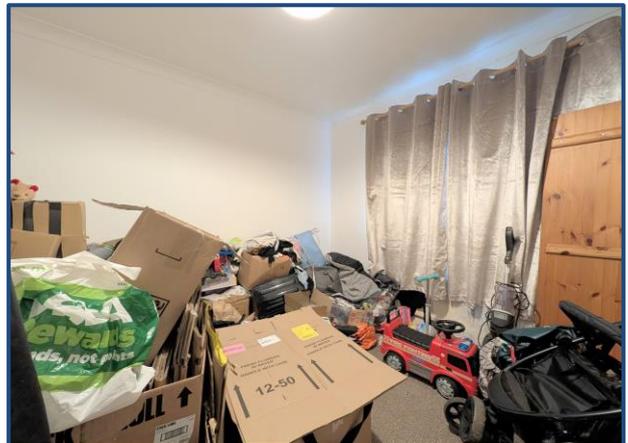
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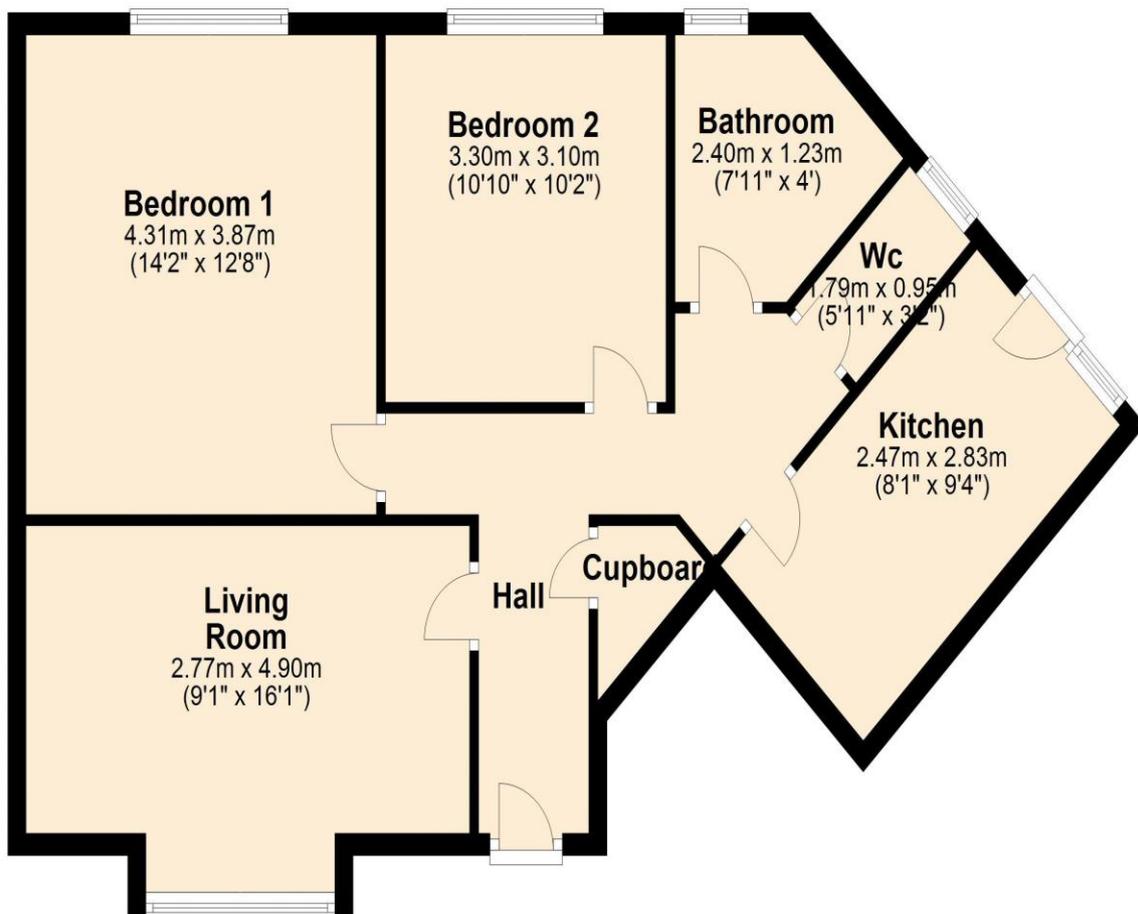
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Ground Floor



"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: B

Tenure:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	76 C
55-68	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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