anthony james
estate agents

To Let - Warren Court, Westcliffe Road, Birkdale - Two Double Bedroom Apartment £895.00PCM

KEY FEATURES:

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

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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 wet room with separate WC.

Council Tax Band: B

EPC Rating: C

Available early April 2026.

***Please note, external photos have been AI enhanced for a sunny

Rooms

Hall
Double radiator, fitted carpet, coving to ceiling.

Lounge *15' 3" x 11' 10 (4.64m x 3.6m)*
PVCu double glazed window to front, radiator, fitted carpet, coving to ceiling.

Fitted Kitchen *12' 11" x 9' 5 (3.93m x 2.86m)*
Fitted with a matching range of base and eye level units with worktop space over, 1&1/2 bowl stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, built-in electric oven, built-in four ring electric hob with extractor

Bedroom 1 *15' 11" x 13' 4 (4.84m x 4.07m)*
PVCu double glazed window to side, radiator, fitted carpet, coving to ceiling.

Bedroom 2 *11' 10" x 9' 7 (3.61m x 2.92m)*
PVCu double glazed window to front, radiator, fitted carpet, coving to ceiling.

Bathroom
Fitted with two piece modern white suite comprising bath with hand shower attachment over and pedestal wash hand basin, PVCu double glazed window to rear, radiator.

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

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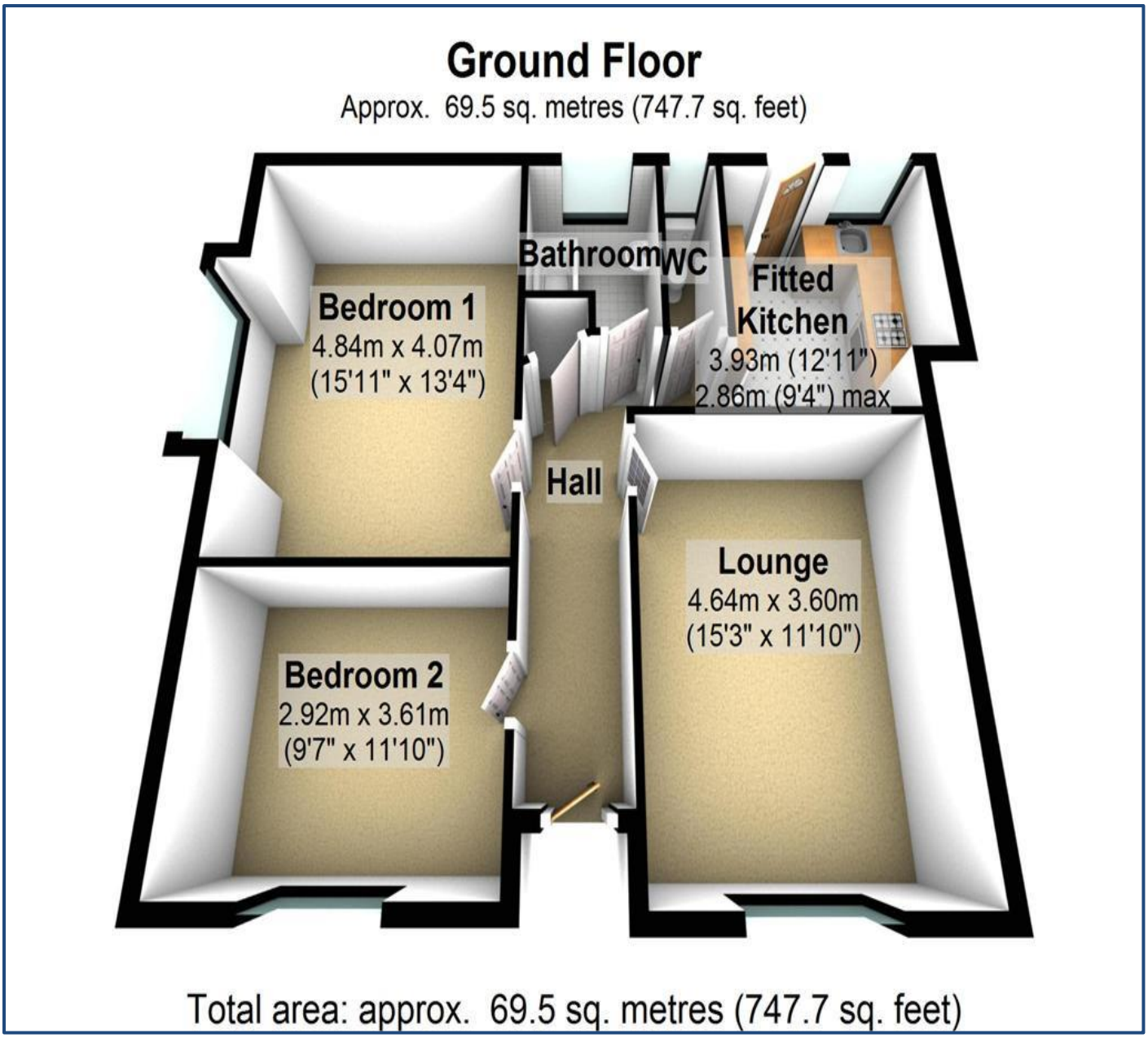
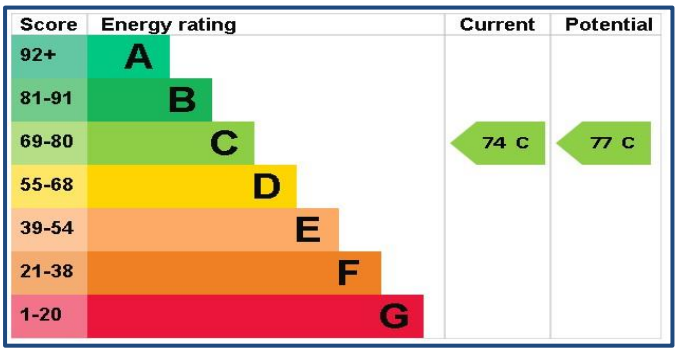


Additional Information

EPC: C

Council Tax Band: B

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 *and navigate to Services > Lettings > Tenant Fees.***

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