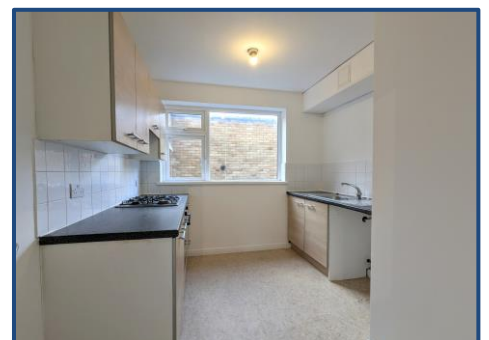
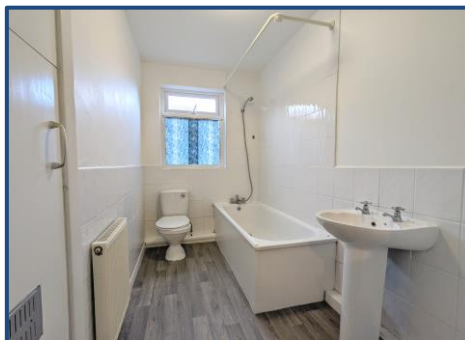


## To Let - Warren Court, Birkdale - Two Bedroom First Floor Apartment **£800.00PCM**



### KEY FEATURES:

- First Floor Apartment • Two Double Bedrooms • Birkdale Location • Modern Kitchen & Bathroom • Newly Redecorated & Carpeted • Available End of April • Gas Central Heating • Council Tax Band : B •

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## Property Description

Anthony James are pleased to present to the rental market this well-positioned first-floor, two-bedroom apartment, ideally located just off Westcliffe Road within the sought-after Warren Court development. The property overlooks a well-maintained communal lawned garden and benefits from a bright, side-facing reception room with a sunny aspect. Ideally situated within walking distance of the vibrant Birkdale Village and Southport Town Centre, residents can enjoy a wide range of amenities including supermarkets, shops, cafés, and restaurants.

Excellent transport links nearby provide convenient access to Liverpool, Preston, Manchester, and surrounding areas. Further benefits include gas central heating and double glazing throughout. Early viewing is highly recommended to fully appreciate this attractive apartment.

The accommodation briefly comprises: entrance hallway with useful storage cupboard, spacious side-facing lounge, rear-facing kitchen with laminate wood-effect flooring, two generously sized front-facing bedrooms, and a rear-facing bathroom with shower over bath.

Council Tax Band: B EPC Rating: C

This property is managed by the landlord's agent and will be available from the end of April 2026.



## Rooms

### Internal Hallway

Entrance leading from the communal stairwell into an inviting internal hallway. The space is decorated neutrally with fitted carpets. A handy coat nook provides additional space. Access is provided to all areas of the apartment.

### Side Facing Lounge

A large and bright lounge overlooking the communal garden via large window. The space is decorated neutrally with fitted carpets. A TV aerial is present to the corner of the room along with electric fireplace.

### Bedroom One

A spacious front facing master bedroom with large UPVC window. The space is decorated neutrally with fitted carpets.

### Kitchen

A galley style pine wood laminate kitchen comprising of base and eye level units with dark laminate counter tops and stainless steel sink with chrome mixer tap. Cooking facilities include four ring gas burner hob and low level electric oven with canopy extractor fan. The space is decorated neutrally with vinyl flooring.

### Bathroom

A white three piece bathroom suite comprising of hand wash pedestal sink with full size bath (including shower over bath). The space is decorated with white tiles to wet areas and vinyl flooring. Three handy cupboards provide extra storage along with rear facing window and extractor fan are also present.

### Bedroom Two

A well-proportioned secondary bedroom, decorated neutrally with fitted carpets and window overlooking the front of the property.



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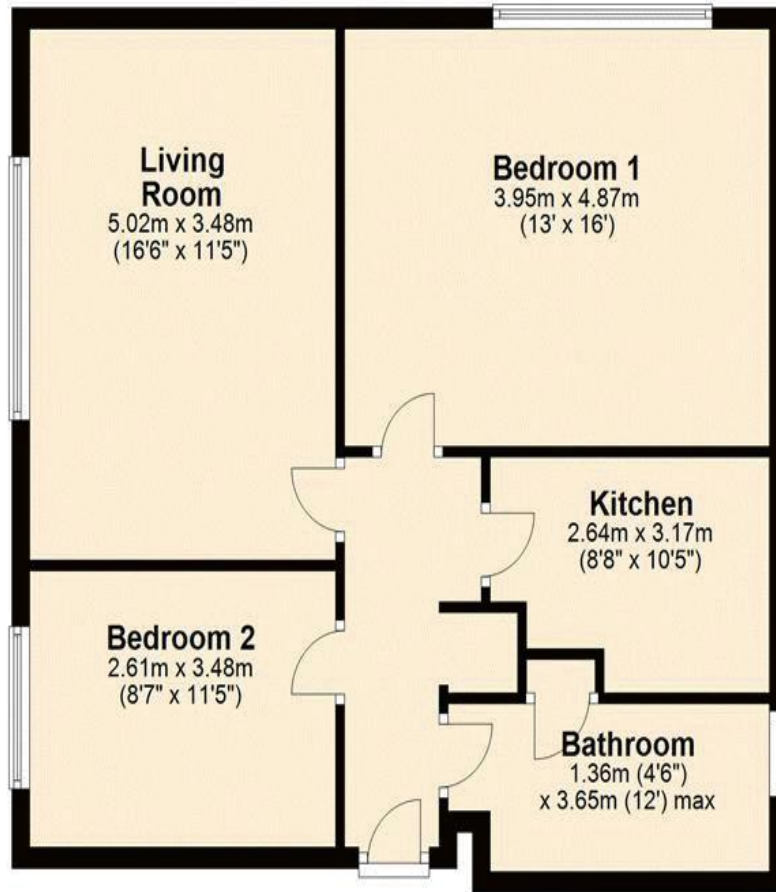
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## First Floor

Approx. 66.1 sq. metres (711.8 sq. feet)



Total area: approx. 66.1 sq. metres (711.8 sq. feet)

"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.

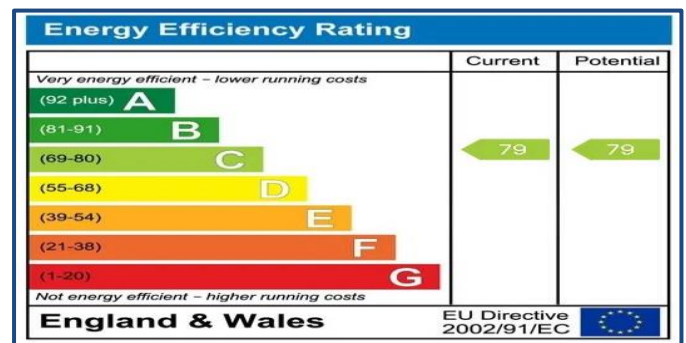
Plan produced using PlanUp.

### Additional Information

EPC: C

Council Tax Band: B

Tenure:



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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