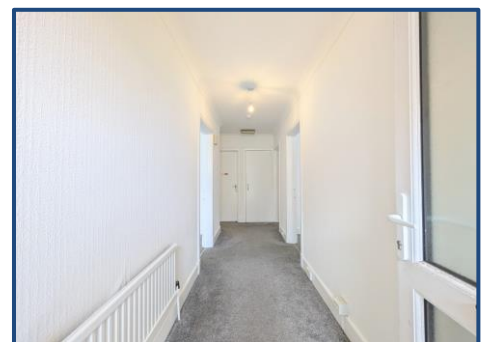
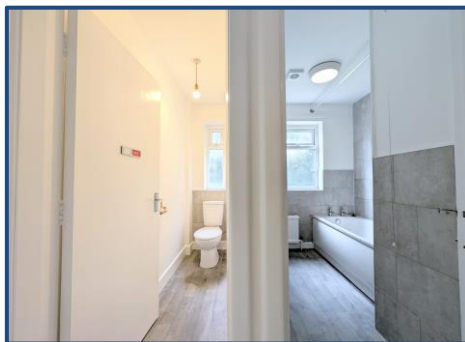


To Let - Warren Court, Westcliffe Road, Birkdale - Two Double Bedroom Apartment **Monthly Rental Of £895.00**



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 •

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Property Management

T: 01704 545800

E: pm@ajestateagents.co.uk



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 Immediately subject to checks.



Rooms

Hallway

Double radiator, fitted carpet, coving to ceiling and handy storage cupboard.

Lounge

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

Fitted Kitchen

Fitted with a matching range of high gloss 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 One

PVCu double glazed window to side, radiator, fitted carpet.

Bedroom Two

PVCu double glazed window to front, radiator, fitted carpet,

Bathroom

Two piece suite with shower over bath, pedestal sink, vinyl flooring and radiator.

WC

Flush button WC with vinyl flooring.

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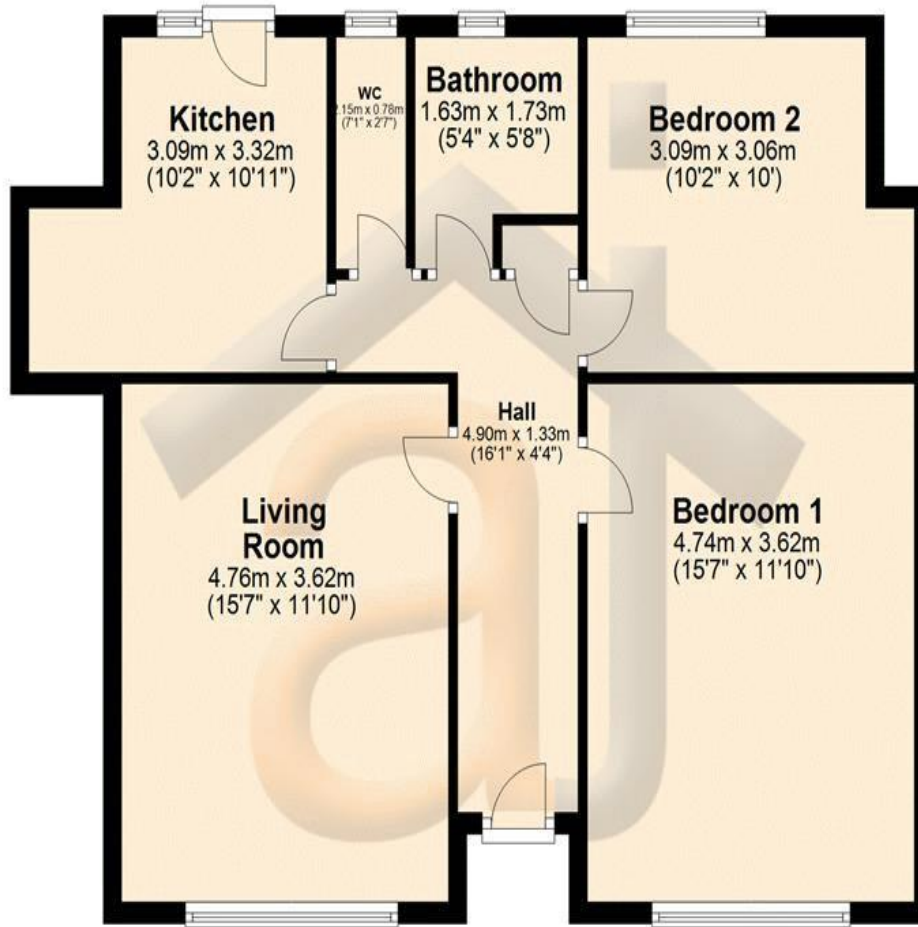
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Ground Floor



"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: Leasehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 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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