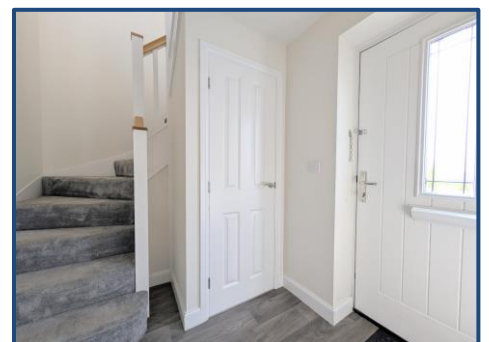
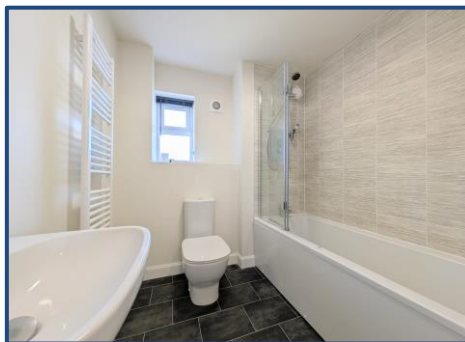


To Let - Birkdale Cop, Kew, PR8 - Two Bedroom First Floor Apt **£950.00PCM**



KEY FEATURES:

- Beautiful Countryside Views • Neutrally Decorated • Very Energy Efficient • Two Double Bedrooms • Integrated Appliances • Parking For One Car • Council Tax Band : B • EPC Rating : B •

naea | propertymark

PROTECTED

Sales

T: 01704 550048

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arla | propertymark

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Rentals

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Property Management

T: 01704 545800

E: pm@ajestateagents.co.uk



The Property Ombudsman

Property Description

Available Mid July 2026 Anthony James Estate Agents are delighted to offer to the rental market this beautifully presented first floor two-bedroom apartment, ideally positioned overlooking stunning local countryside views. Located on the highly sought-after and recently developed Kew Estate, the property enjoys the perfect balance of peaceful surroundings and convenient access to local amenities. Residents can benefit from scenic countryside walking trails right on the doorstep, whilst being only a short drive from the popular shops, restaurants, and bars of Birkdale Village and Southport Town Centre.

The accommodation briefly comprises a private entrance with useful ground floor storage cupboard, staircase leading to the first floor landing, and a spacious open-plan living area designed for modern living. The contemporary grey shaker-style kitchen comes fully equipped with integrated appliances including a fridge, washing machine, dishwasher, and oven.

The bright and airy lounge area offers ample space for both relaxing and dining. Further accommodation includes a stylish three-piece bathroom suite with shower over bath facilities, along with two generously sized double bedrooms, both finished to a modern standard.

Additional benefits include an allocated parking space for one vehicle, energy-efficient accommodation with an

EPC Rating B

Council Tax Band B.

This attractive apartment is available from Mid July 2026 and will be managed by the agent.



Rooms

Hallway/stairwell

Composite front door, Vinyl flooring, Under stairs cupboard, Carpeted stairs

Open Plan Kitchen

2x UPVC window's, Radiator, Fitted shaker style kitchen, Electric hob, integrated electric oven, integrated fridge freezer, integrated washing machine

Lounge Area

2x UPVC window's, Radiator, Grey carpet, Media point, TV bracket, Full height cupboard

Landing

Grey carpet, Full height cupboard

Bathroom

UPVC window, White towel rail, Vinyl flooring, Three piece bathroom suite, Electric shower

Front Bedroom

UPVC window, Radiator, Grey carpet

Rear Bedroom

UPVC window, Radiator, Grey carpet



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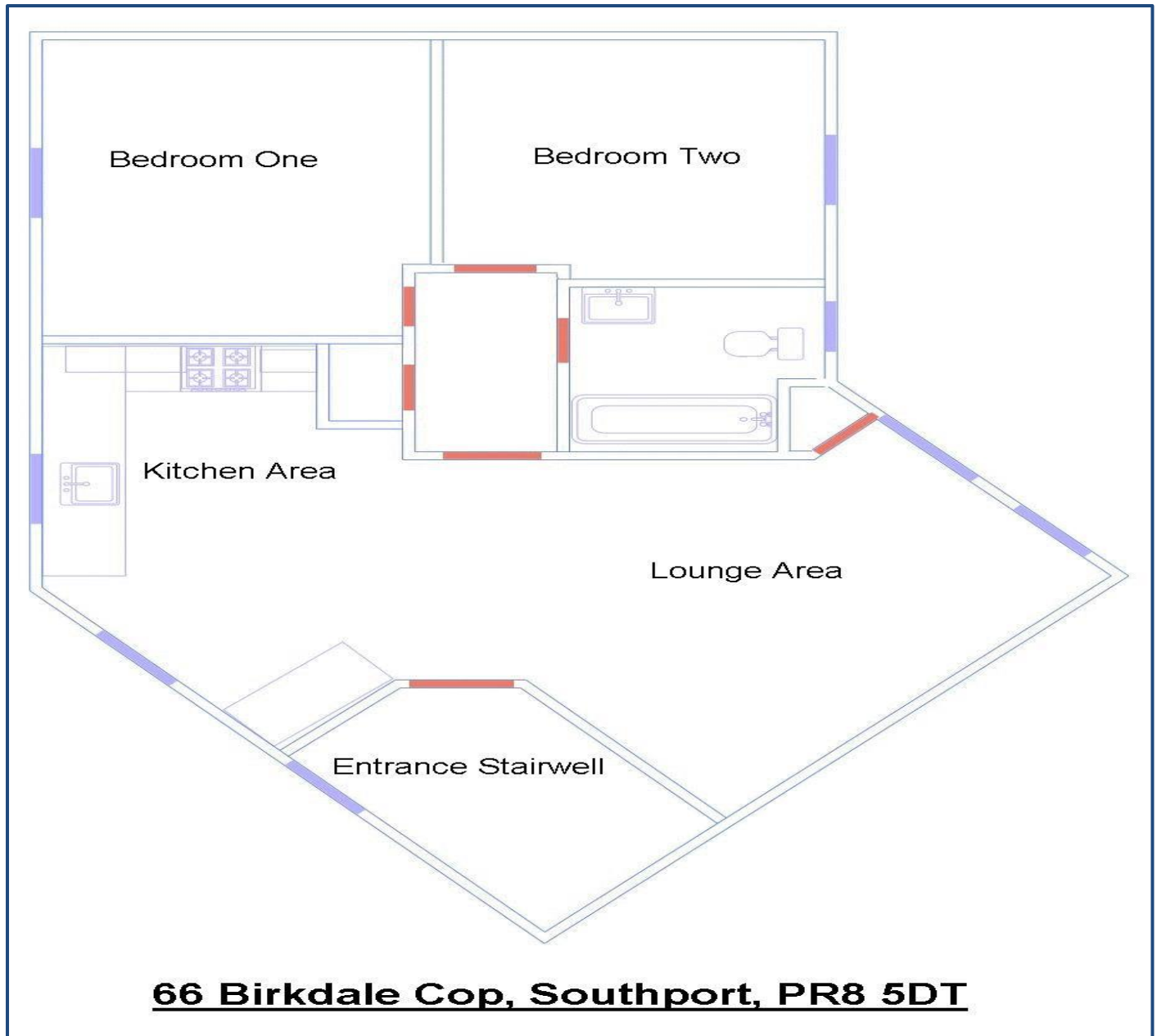
Property Management

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Additional Information

EPC: B
 Council Tax Band: B
 Tenure: APT

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	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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