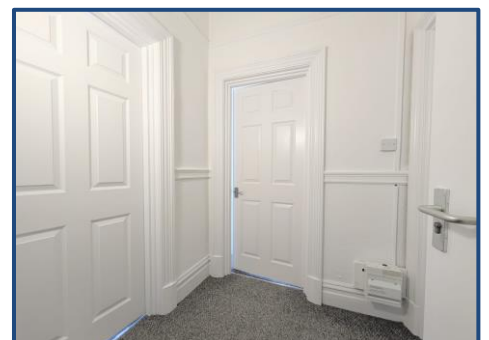


## To Let - Tower Mansions, Liverpool Road, Birkdale - One Bed First Floor Apt **£700.00PCM**



### KEY FEATURES:

- One Bedroom First Floor Apt • Victorian House Conversion • Unallocated Off Road Parking • Large Communal Lawns • Communal Heating Included • Double Glazing Throughout • Neutral Decor Throughout • Available Immediately •

naea | propertymark

PROTECTED

Sales

T: 01704 550048

E: sales@ajestateagents.co.uk

arla | propertymark

PROTECTED

Rentals

T: 01704 543434

E: rentals@ajestateagents.co.uk

Property Management

T: 01704 545800

E: pm@ajestateagents.co.uk



The Property  
Ombudsman

## Property Description

Anthony James are delighted to present to the rental market this charming one-bedroom apartment, situated within the Tower Mansions development at the corner of Liverpool Road and Crescent Road.

This beautifully converted Victorian building is ideally positioned for those looking to enjoy the wide range of amenities, restaurants, and transport links available in Birkdale Village, while also offering convenient access to Southport Town Centre and commuter routes to Liverpool.

The apartment benefits from communal heating and hot water included within the rental price, as well as unallocated on-site parking.

Early viewings are highly recommended to fully appreciate the accommodation on offer. The property briefly comprises: entrance hall, lounge, kitchen, bathroom, and bedroom. Additional benefits include UPVC double glazing and communal heating included within the rent.

EPC Rating: C

Council Tax Band: A

Available immediately, subject to satisfactory referencing and checks.



## Rooms

### Entrance Hall

### Lounge

A neutrally decorated lounge with views overlooking the front of the building. Fitted carpets are present with access to the...

### Kitchen

A galley style modern kitchen with base and eye level gloss finish cabinets and laminate counters with stainless steel sink. Cooking facilities include four ring ceramic electric hob and low level electric oven with canopy extractor fan. Space is provided for a washing machine and freestanding fridge freezer. The room is decorated neutrally with tiles to counter areas and vinyl flooring.

### Bathroom

A neutral three piece bathroom suite comprising flush button WC, pedestal sink and p shape bath with tap fed shower and glazed screen. The room is decorated neutrally with tiles to wet areas and vinyl flooring.

### Bedroom

A rear facing bedroom with views overlooking the rear communal gardens. The space is decorated neutrally with fitted carpets



naea | propertymark

PROTECTED

Sales

T: 01704 550048

E: sales@ajestateagents.co.uk

arla | propertymark

PROTECTED

Rentals

T: 01704 543434

E: rentals@ajestateagents.co.uk

Property Management

T: 01704 545800

E: pm@ajestateagents.co.uk



The Property Ombudsman



**Sales**

T: 01704 550048

E: sales@ajestateagents.co.uk



**Rentals**

T: 01704 543434

E: rentals@ajestateagents.co.uk



**Property Management**

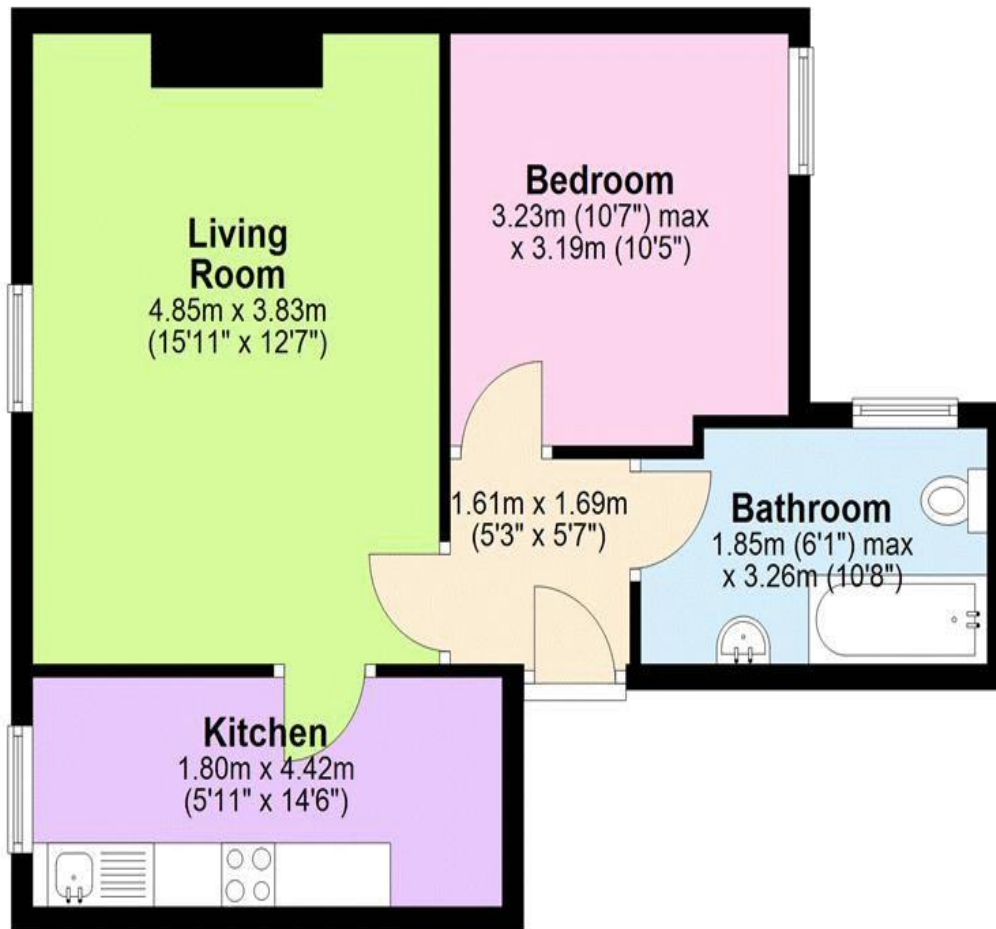
T: 01704 545800

E: pm@ajestateagents.co.uk



**The Property Ombudsman**

## First Floor



All measurements are approximate and are intended for general reference only. Floor plans may not be to scale. Viewers are advised to verify all measurements and dimensions independently.  
Plan produced using PlanUp.

### Additional Information

EPC: C  
Council Tax Band: A  
Tenure: APT

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 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](http://www.ajestateagents.co.uk) and navigate to Services > Lettings > Tenant Fees.**



**Sales**  
T: 01704 550048  
E: sales@ajestateagents.co.uk



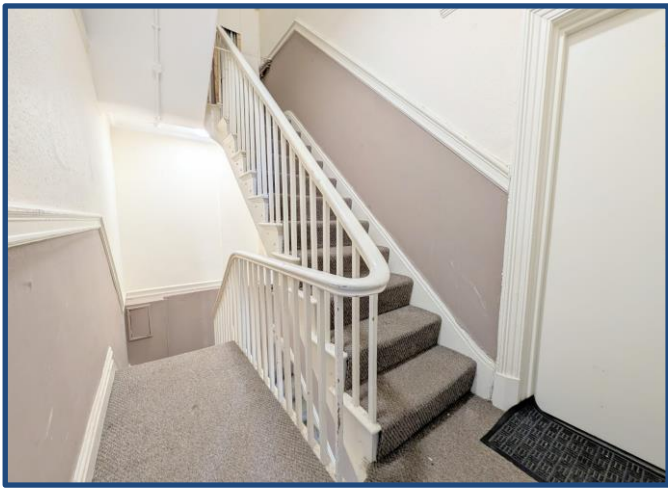
**Rentals**  
T: 01704 543434  
E: rentals@ajestateagents.co.uk



**Property Management**  
T: 01704 545800  
E: pm@ajestateagents.co.uk



**The Property Ombudsman**



**Sales**

T: 01704 550048

E: sales@ajestateagents.co.uk

naea | propertymark

PROTECTED

**Rentals**

T: 01704 543434

E: rentals@ajestateagents.co.uk

arla | propertymark

PROTECTED

**Property Management**

T: 01704 545800

E: pm@ajestateagents.co.uk



**The Property  
Ombudsman**