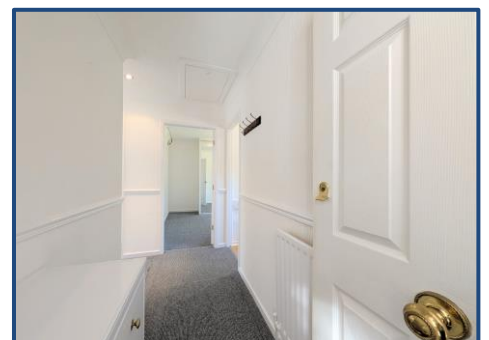
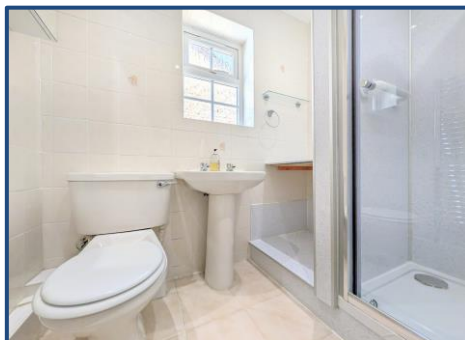


## To Let - Rivington Close, Birkdale Village - Two Bedroom Apt **£850.00PCM**



### KEY FEATURES:

- Ground Floor Apartment • Two Double Bedrooms • Well Presented Throughout • Birkdale Location • Close to Transport Links • Immediate Availability • Council Tax Band: B • EPC Rating : C •

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**Property Management**

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**The Property Ombudsman**

## Property Description

Anthony James are delighted to present to the rental market this well-presented two-bedroom first-floor apartment, ideally situated within the heart of Birkdale Village and conveniently close to a wide range of local amenities including shops, restaurants, and excellent transport links via road and rail to Southport town centre, Liverpool, Preston, and surrounding areas.

The accommodation briefly comprises an entrance hall, a bright front-facing lounge, a galley-style kitchen, a modern shower room, and two spacious double bedrooms, with the master bedroom benefiting from fitted sliding-door wardrobes.

Externally, the property enjoys mature communal gardens and unallocated parking for residents.

Further benefits include gas central heating and uPVC double glazing throughout.

EPC Rating: C

Council Tax Band: B

The property is managed by the agent and is available immediately, subject to satisfactory referencing and checks.



## Rooms

### Entrance Hall

### Lounge

A bright and airy front facing lounge. The space is decorated neutrally with fitted carpets and decorative fireplace (Please note this is non functional)

### Kitchen

A farmhouse style kitchen decorated neutrally with laminate countertops and flooring. A double bowl kitchen sink and mixer tap is present with cooking facilities including four ring gas hob and electric low level oven. Space is provided for a washing machine, dishwasher and fridge freezer. The space is decorated neutrally with views over the rear communal gardens

### Shower Room

A neutral three piece shower room suite comprising large walk in shower cubicle with electric Triton shower, pedestal sink & WC. The space is decorated with tiles to walls and floors with centrally heated towel rail and handy storage cupboard.

### Bedroom One

A rear facing double bedroom boasting mirrored sliding doors with fitted carpets

### Bedroom Two

A front facing double bedroom decorated neutrally with fitted carpets

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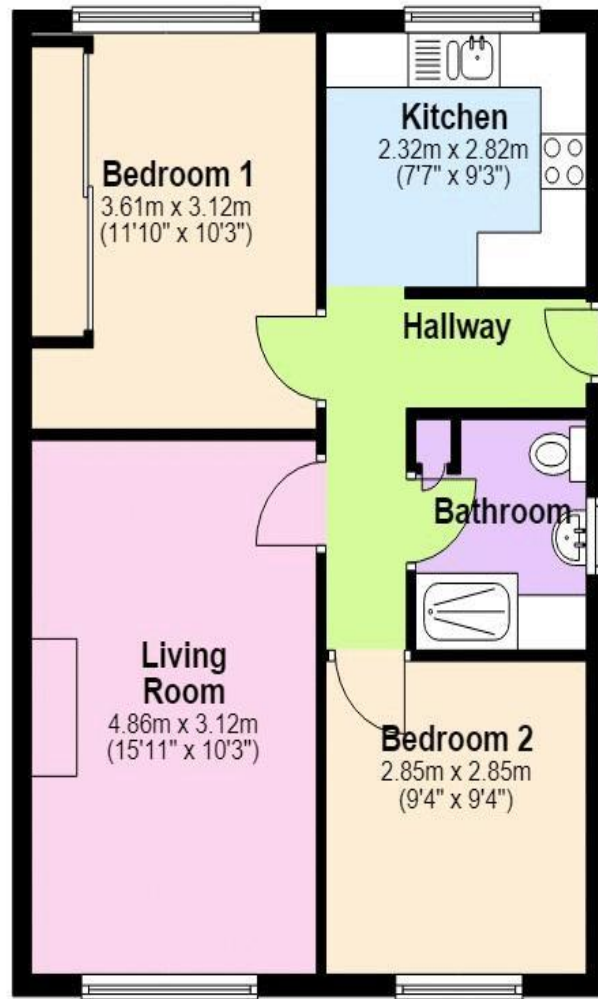
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## First Floor



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: B  
Tenure:

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 76 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.**



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