

To Let - Victoria Court, Birkdale, PR8 - Two Bed Upper Floor Apt **£700.00PCM**



KEY FEATURES:

- Third-floor apartment with lift access • Just a stone's throw from Birkdale Village • Bright and spacious living accommodation • Separate fitted kitchen • Generous double bedroom • Bathroom with full suite • Well-kept communal areas and gardens • EPC Rating : C •

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Property Management

T: 01704 545800

E: pm@ajestateagents.co.uk



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Ombudsman

Property Description

Anthony James is delighted to present this well-appointed third-floor apartment to the rental market, located within the highly sought-after Victoria Court development.

Situated in the central tower block, the property benefits from lift access to all floors for added convenience. Ideally positioned just a short walk from the vibrant Birkdale Village, residents can enjoy an excellent range of local amenities, including shops, restaurants, cafés, and superb transport links to Southport town centre, Liverpool, and Preston.

Early viewing is highly recommended to fully appreciate the accommodation and excellent location on offer. The accommodation briefly comprises: entrance hall, spacious lounge, fitted kitchen, bathroom, and one bedroom.

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

Please note: This property is managed by the landlord's appointed agent.

EPC Rating: D

Council Tax Band: B

Availability: Immediate, subject to satisfactory references and checks.



Rooms

Hallway

Lounge

Fitted carpets and electric fireplace with views towards Birkdale Village

Kitchen

A neutrally fitted kitchen boasting base and eye cabinetry with laminate countertops and stainless steel sink. Cooking appliances include four ring ceramic glass hob and low level electric oven with canopy extractor fan. The space is decorated neutrally with tiles to counter areas and vinyl flooring.

Bathroom

A three piece bathroom suite boasting full size bath with shower over bath facilities and shower curtain, pedestal sink & flush button WC. The space is decorated with tiles to wet areas and vinyl flooring.

Bedroom

A large double bedroom decorated neutrally with fitted carpets



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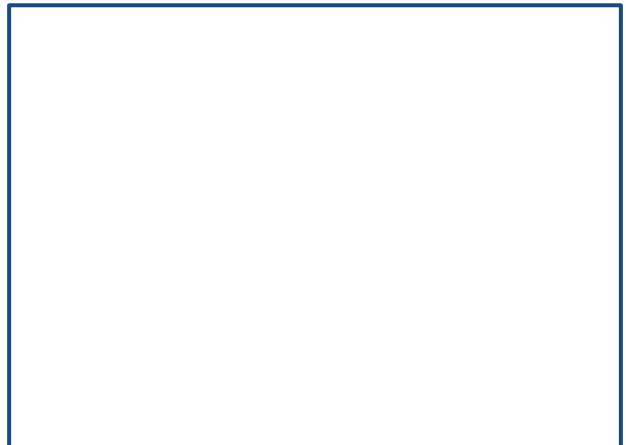
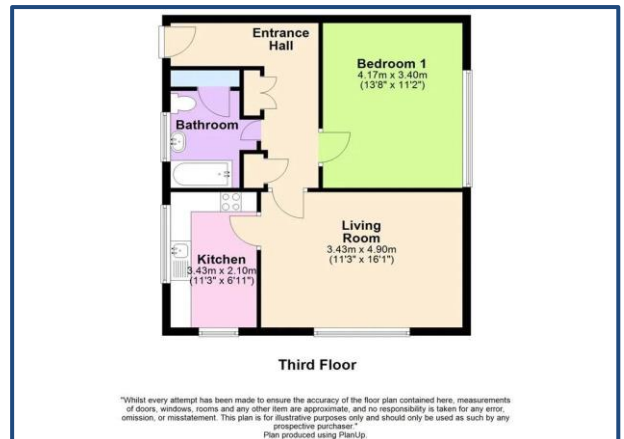
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| Energy Efficiency Rating | | |
|--|---|-----------|
| | Current | Potential |
| <i>Very energy efficient – lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 70 | 76 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient – higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC  | |



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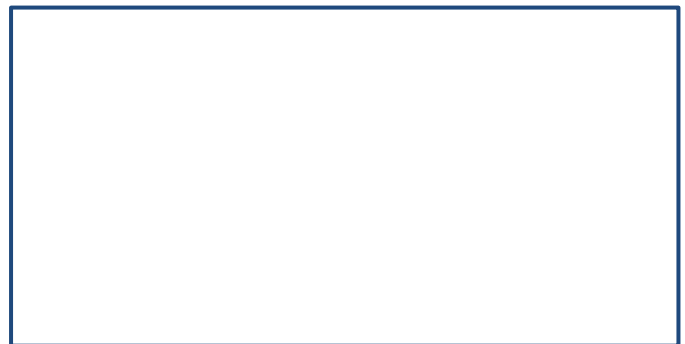


Third Floor

"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: D
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 and navigate to Services > Lettings > Tenant Fees.**

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