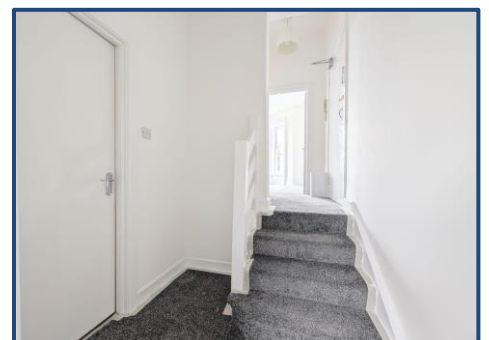
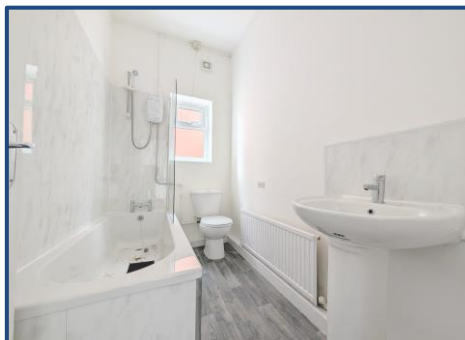
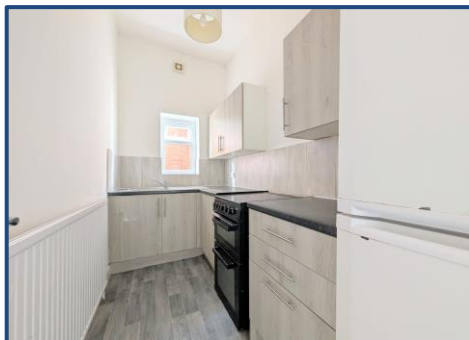


To Let - Weld Road, Birkdale, PR8 - One Bed Apt **Monthly Rental Of £650.00**



KEY FEATURES:

- First Floor One Bedroom Apt • Weld Road Birkdale Location • Newly Redecorated Throughout • On Site Unallocated Parking • Modern Kitchen • Bright Bay Fronted Lounge • Gas Central Heating • EPC Rating : D •

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Property Management

T: 01704 545800

E: pm@ajestateagents.co.uk



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Property Description

Anthony James present to the rental market this one bedroom, first floor apartment to the rental market. The property is situated on the highly sought-after Weld Road, within walking distance of Southport Seafront and Birkdale Village, which offers a wide selection of cafés, bars, restaurants, and shops. Excellent road and rail links provide easy access to Southport Town Centre, Liverpool, Preston, and surrounding areas.

Early viewing is highly recommended to fully appreciate this apartment.

The accommodation briefly comprises an entrance hall, large bay fronted lounge, galley style kitchen, bathroom with shower over bath, and one double bedroom. Further benefits include unallocated off-street parking and gas central heating.

Available immediately, subject to satisfactory referencing.

EPC Rating: D Council Tax Band: A



Rooms

Hallway

Carpeted split level hallway.

Lounge

Bay fronted lounge overlooking front of development with fitted carpets

Kitchen

Fitted kitchen comprising laminate cabinets and counters with stainless steel sink. An electric freestanding oven is present with freestanding fridge freezer. Space is NOT provided for a washing machine. Decorated neutrally with vinyl flooring.

Bathroom

Three piece neutral bathroom suite with shower over bath facilities via electric shower. Vinyl flooring and panels to wet areas.

Bedroom

Rear facing bedroom with fitted carpets and boiler cupboard.

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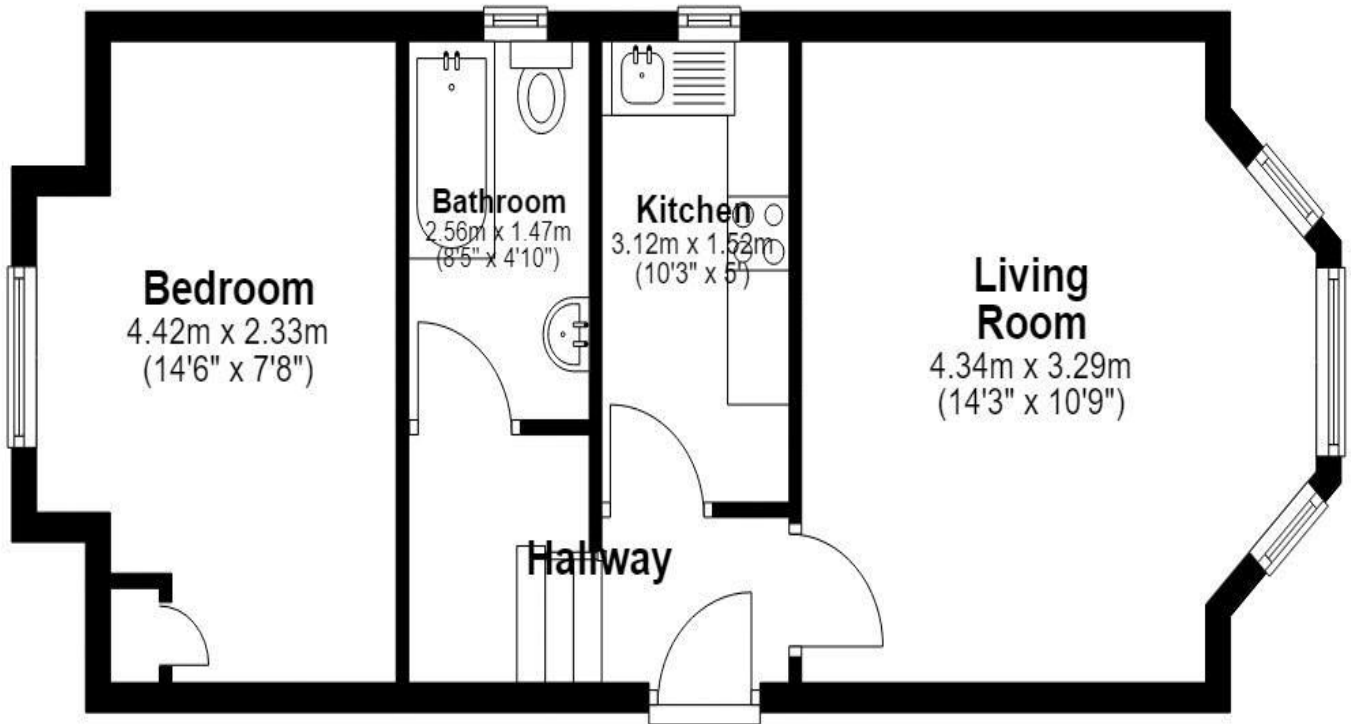
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First Floor



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: D
Council Tax Band: A
Tenure: APT

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 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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