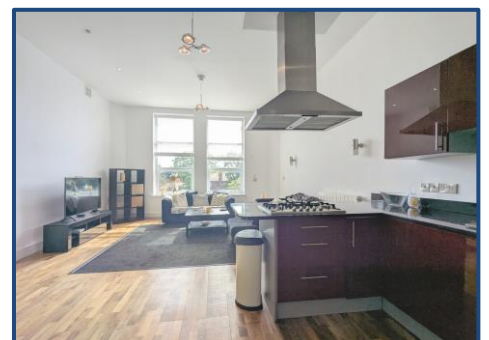
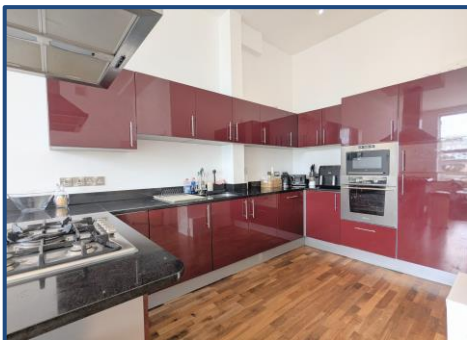


Lulworth Court, Lulworth Road, Birkdale, Merseyside, PR8 **Monthly Rental Of £850.00**



KEY FEATURES:

- Open Plan Living • Modern Feel Throughout • Ideal Location for Birkdale Village & Town Centre • Some Integrated Kitchen Appliances • Available Early June 2025 • Secure Allocated Parking • EPC Rating : C • Council Tax Band : C •

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

Property Description

Anthony James is pleased to present a beautifully presented unfurnished two bedroom apartment, located within the well maintained Victorian converted house - Lulworth Court. The complex benefits from being within a stone's throw from the Birkdale Village with a selection of fine dining restaurants, trendy wine bars and brilliant transportation links to Southport, Liverpool & Preston.

This first-floor apartment is accessed via stairwell with the accommodation briefly comprising of; entrance hall, open plan lounge & kitchen (containing integrated fridge freezer, oven, gas hob, dishwasher and washing machine), master bedroom with fitted mirrored wardrobes, secondary single bedroom & master bathroom (with thermostatic shower over bath). Additional benefits include gas central heating, UPVC double glazing & allocated external gated electric secure parking.

This property is managed by the agent. Available early June 2025.

EPC Rating : C

Council Tax Band : C

Rooms

Hallway -

Laminate flooring, painted walls, radiator, spot lights, telephone intercom, wall mounted mirror

Lounge Area -

Laminate flooring with black carpet insert, large UPVC double glazed windows, radiator, painted walls, wall lights, spot lights, TV point

Kitchen Area -

Laminate flooring, painted walls, fitted base and upper gloss cabinets, gas hob, stainless steel extractor fan, integrated dishwasher, fridge freezer, washing machine

Master Bedroom -

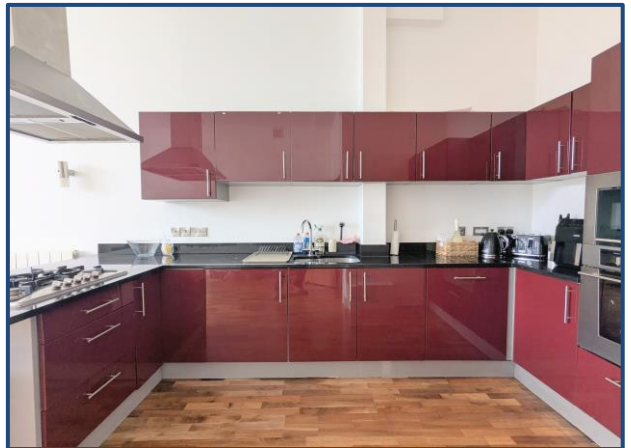
Fitted carpets, painted walls with wallpaper feature wall, large UPVC double glazed windows, spotlights, radiator, mirrored wardrobes

Secondary Bedroom -

Fitted carpets, painted walls with wallpaper, large UPVC double glazed windows, spotlights, radiator

Bathroom -

Tiled flooring, floor to ceiling tiles, radiator, spotlights, three piece bathroom suite, thermostatic shower,



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Property Management

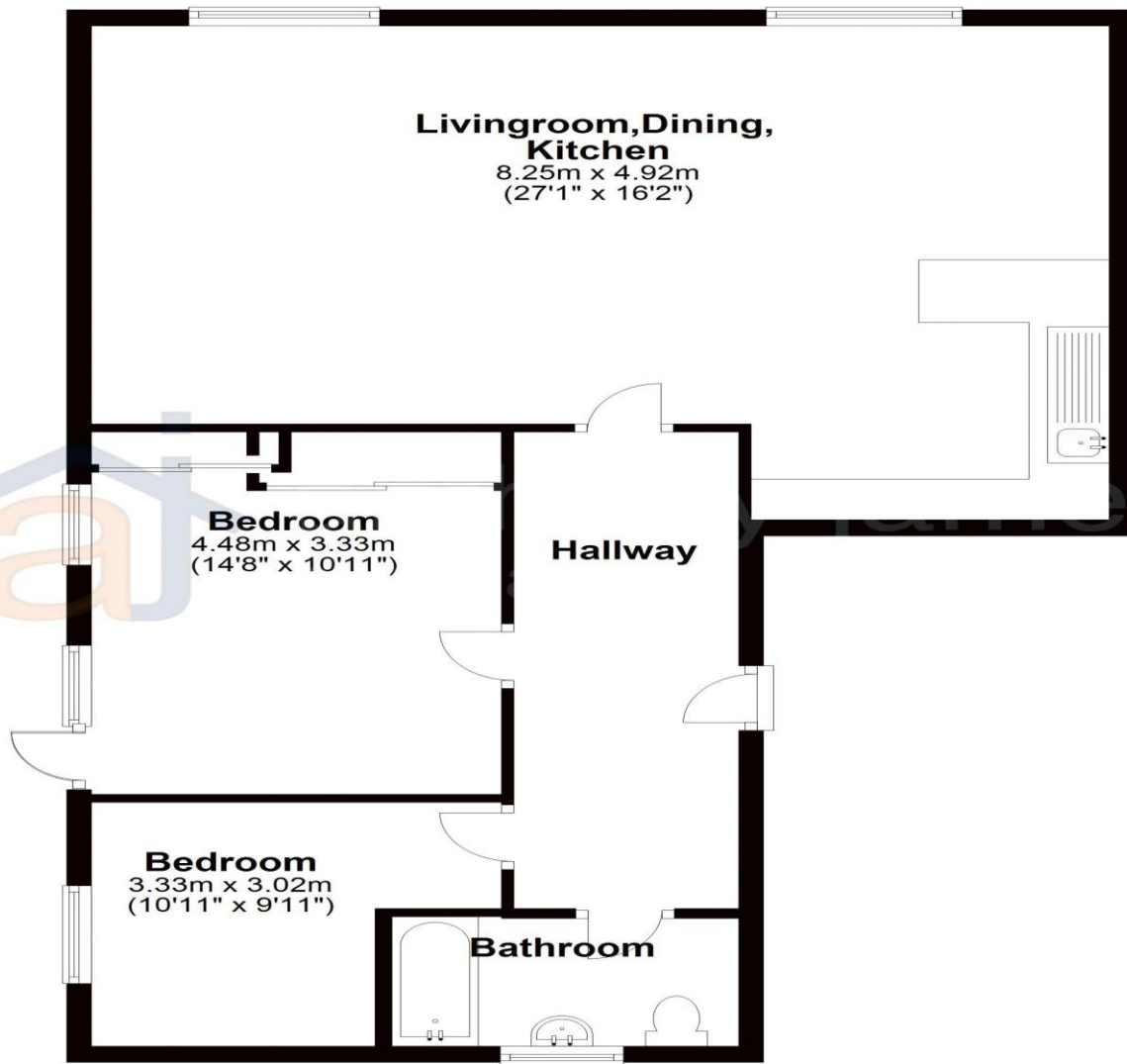
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**The Property
Ombudsman**

First Floor



This floorplan is for illustrative purposes only and measurements are approximated.
Plan produced using PlanUp.

Additional Information

EPC: C

Council Tax Band: C

Tenure:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 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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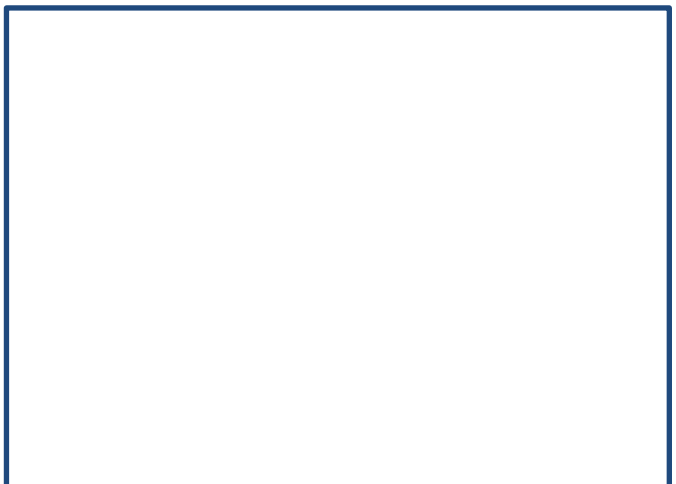
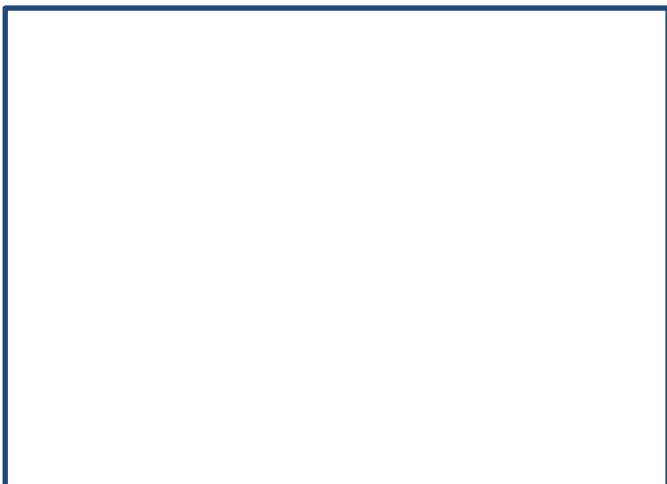
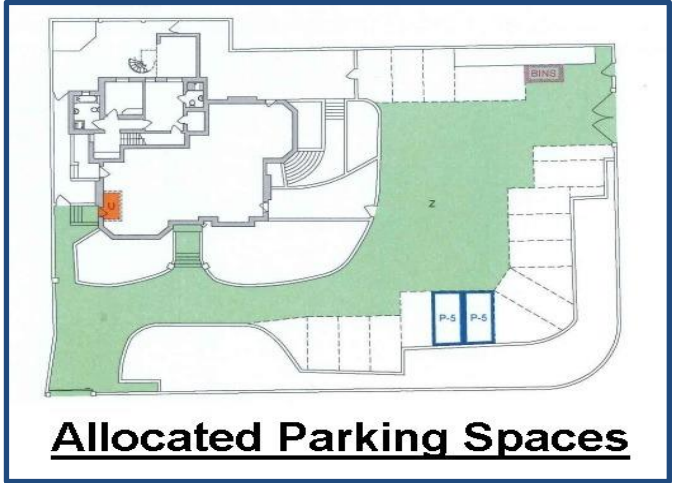
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Ombudsman**