



York Road Southport, PR8 2FU **£1,600 Per Month**

Flexi-Agent are delighted to present this fantastic two bedroom, two bathroom apartment to the rental market. Located in the sought after residential area of Birkdale, it is surrounded by a wealth of local amenities, is a short walk from local transport links providing easy access to Southport town centre, & is a stone's throw from the idyllic Birkdale village.

The property briefly comprises: Entrance hall, spacious open plan living/kitchen space with an integrated modern kitchen full of natural light. Two well proportioned bedrooms one with its own south facing balcony with views over the village and one with an ensuite shower room with underfloor heating. There is also a separate four piece family bathroom with underfloor heating.

There is secure video entry to all apartments and lift access to all floors.

Externally there are electric gates to access the secure car parking and the property comes with an allocated parking space. Early inspection of this property is strongly recommended to fully appreciate the accommodation on offer.

Viewing is available by appointment only.

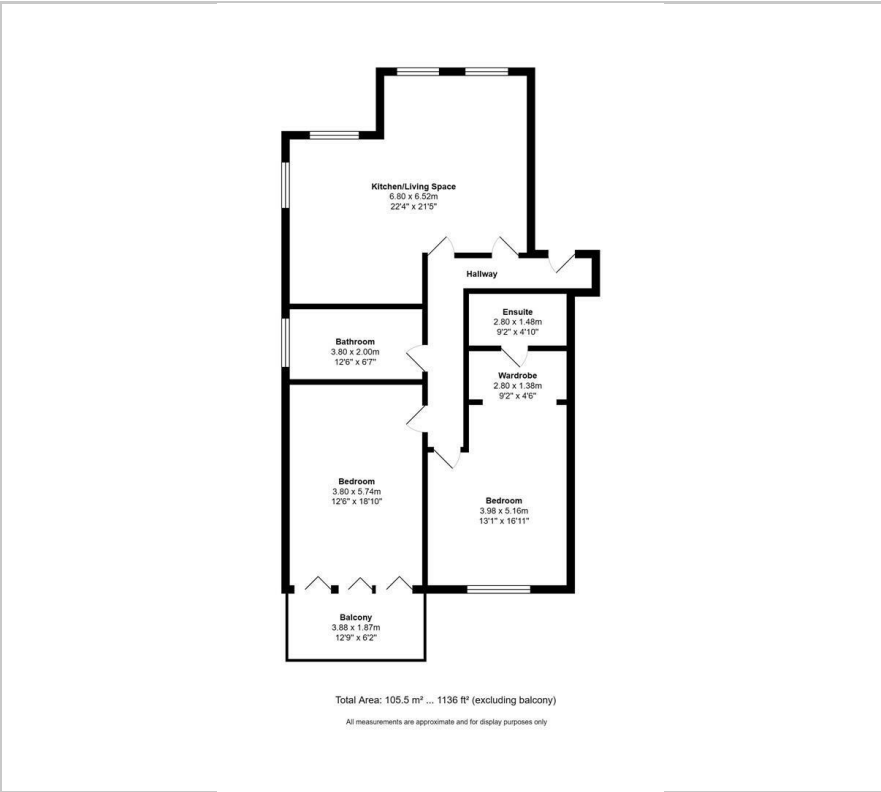
- Two bedroom flat
- Two bathrooms
- Birkdale Village Location
- South facing Balcony
- Under floor heating
- Lift access
- Allocated secure parking

Viewing

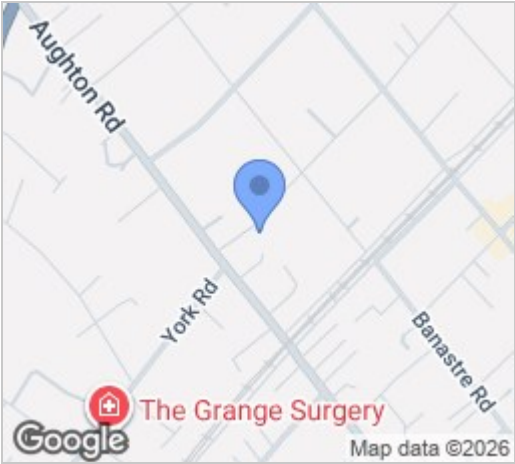
Please contact our Flexi-Agent Southport Lettings Office on 01704 889455 if you wish to arrange a viewing appointment for this property or require further information.



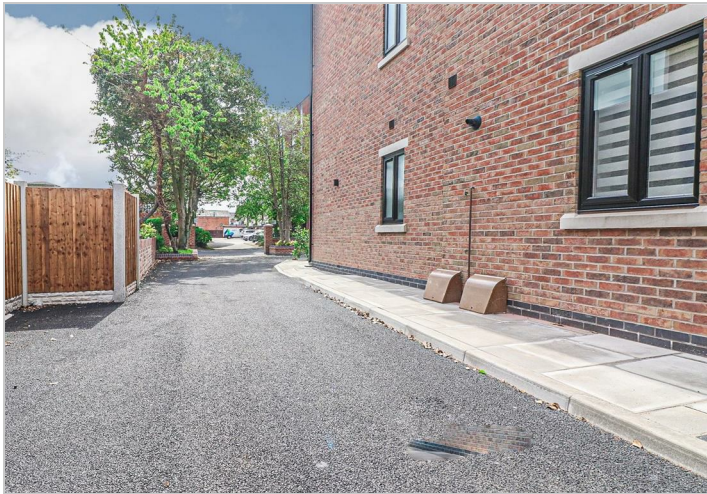
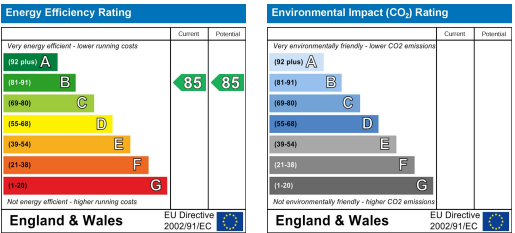
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.