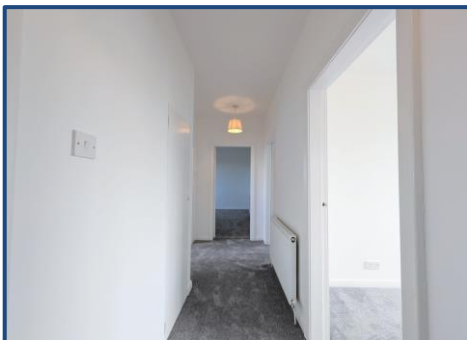


To Let - Warren Court, Westcliffe Road, Birkdale - Two Bedroom Second Floor Apt **£775.00PCM**



KEY FEATURES:

- 2nd Floor Apt • Two Bedrooms • Birkdale Location • Fitted Kitchen • Family Bathroom • Bright and Airy Throughout • Neutrally Decorated • Gas Central Heating •

Sales

T: 01704 550048

E: sales@ajestateagents.co.uk



Rentals

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Property Management

T: 01704 545800

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**The Property
Ombudsman**

Property Description

Anthony James present to the rental market a SECOND FLOOR two bedroom apartment ideally situated just off Westcliffe Road on the Warren Court development. This property overlooks a lawned communal garden with a sunny aspect to the front reception rooms.

This property boasts walking distance to bustling Birkdale Village and Southport Town Centre with a wealth of amenities including chain supermarkets, shops, cafes and restaurants. Fantastic transportation links are present providing great access to Liverpool, Preston, Manchester & surrounding areas. Additional benefits include gas central heating and double glazing throughout. Viewings are highly recommended to truly appreciate this well positioned apartment.

The property briefly comprises of; Internal hallway with handy storage cupboard, front facing large lounge, rear facing high gloss kitchen, two well proportioned bedrooms & bathroom (with shower over bath).

Council Tax Band : B

EPC Rating: C

Available Immediately



Rooms

Internal Hallway

Entrance leading from the communal stairwell into an inviting internal hallway. The space is decorated neutrally with fitted carpets. A handy full height storage cupboard contains extra storage. Access is provided to all areas of the apartment.

Front Lounge

A large and bright lounge overlooking the communal garden via large window. The space is decorated neutrally with fitted carpets.

Bedroom One

A spacious rear facing master bedroom with large UPVC window. The space is decorated neutrally with fitted carpets.

Kitchen

A galley style pine effect laminate kitchen comprising of base and eye level units with dark laminate counter tops and stainless steel sink with chrome mixer tap. Cooking facilities include four ring electric hot plate hob and low level electric oven with canopy extractor fan. The space is decorated neutrally with fitted tile effect flooring.

Bathroom

A white three piece bathroom suite comprising of hand wash pedestal sink with full size bath (including shower over bath). The space is decorated with white tiles to wet areas and vinyl flooring. A rear facing window, extractor fan and handy storage cupboard is also present

Bedroom Two

A well proportioned secondary bedroom, decorated neutrally with fitted carpets and window overlooking the front of the property.



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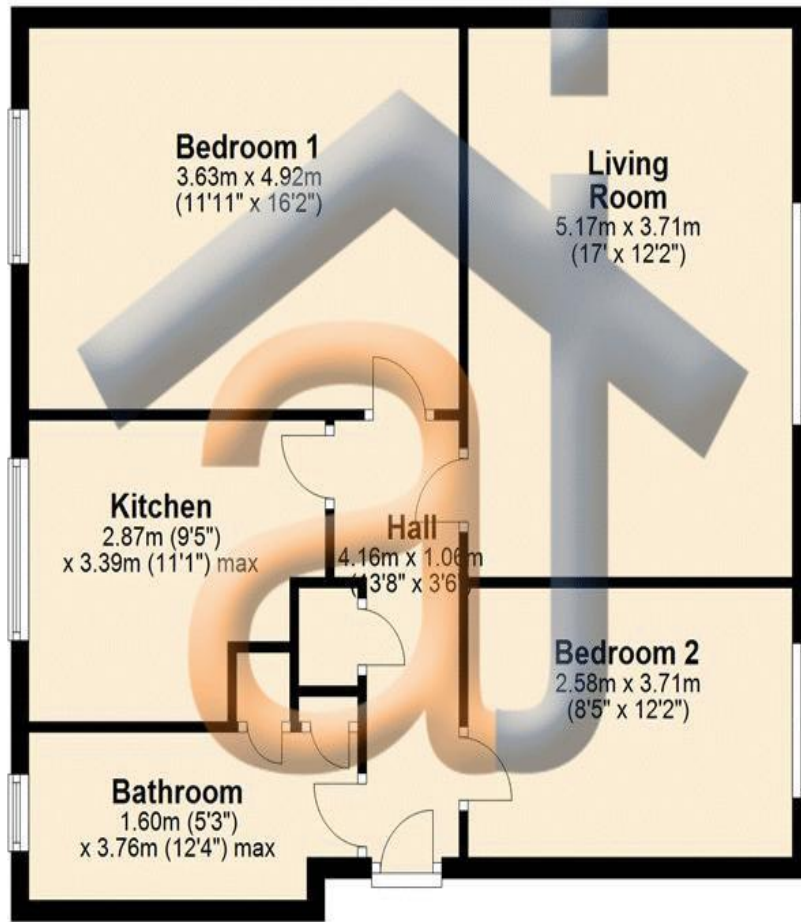
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Second Floor

Approx. 70.0 sq. metres (753.9 sq. feet)



Total area: approx. 70.0 sq. metres (753.9 sq. feet)

"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: C

Council Tax Band: B

Tenure: APT

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