



Apartment (EPC Rating: C)

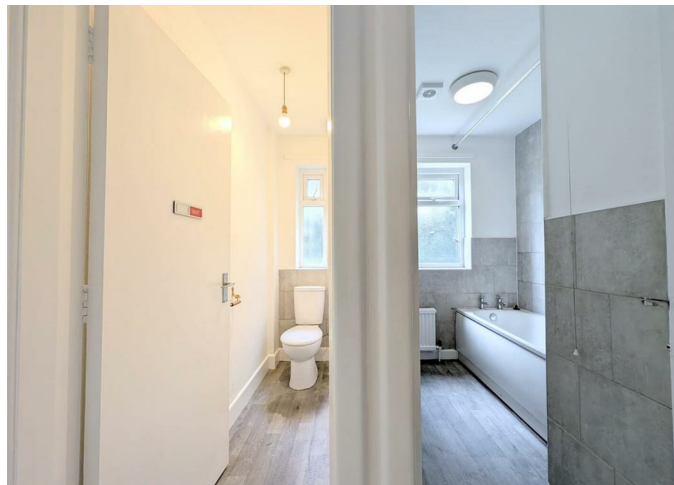
30 WARREN COURT WESTCLIFFE ROAD, BIRKDALE, SOUTHPORT, UNITED KINGDOM, BB9 0DF

PCM

£895 PCM

FEATURES

- Two Double Bedrooms
- Spacious Lounge
- Neutral Decoration Throughout
- Gas Central Heating
- Birkdale Location
- Modern Fitted Kitchen
- Fitted Bathroom with Separate WC
- UPVC Double Glazed



 **anthony james**
estate agents

2 Bedroom Apartment located in Southport

Hallway

Double radiator, fitted carpet, coving to ceiling and handy storage cupboard.

Lounge

PVCu double glazed window to front, radiator, fitted carpet, coving to ceiling.

Fitted Kitchen

Fitted with a matching range of high gloss base and eye level units with worktop space over, 1&1/2 bowl stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, built-in electric oven, built-in four ring electric hob with extractor

Bedroom One

PVCu double glazed window to side, radiator, fitted carpet.

Bedroom Two

PVCu double glazed window to front, radiator, fitted carpet,

Bathroom

Two piece suite with shower over bath, pedestal sink, vinyl flooring and radiator.

WC

Flush button WC with vinyl flooring.



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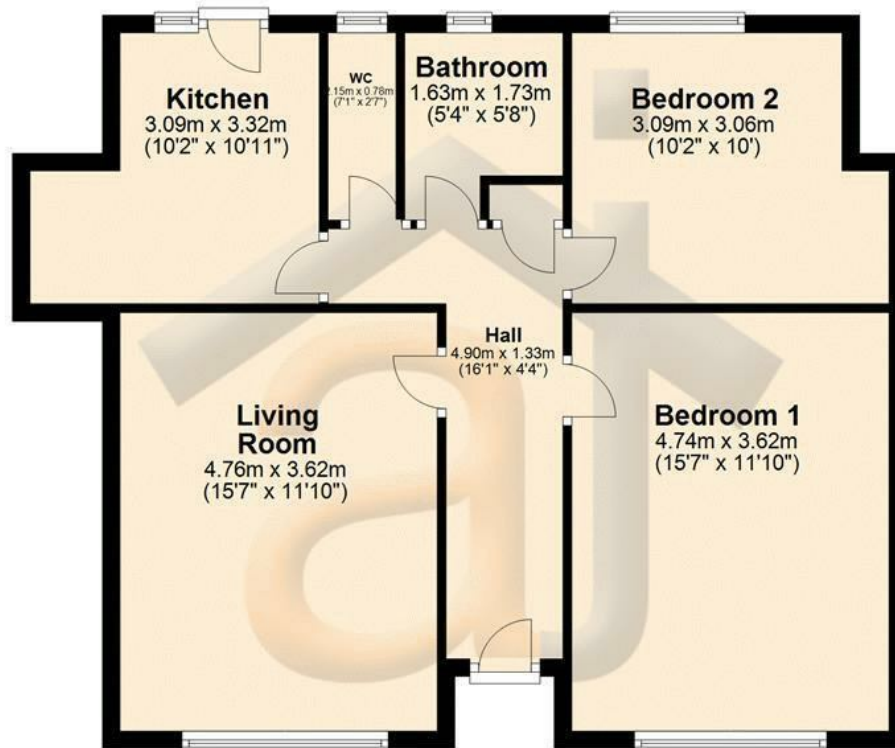
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Council Tax Band

B



Ground 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

