

To Rent

Station Road, Ainsdale, PR8 3HS



£815 per month - Available

2 bedroom Apartment

- ✓ **Two Double Bed Apartment**
- ✓ **Immediate Availability**
- ✓ **Viewing Absolutely Essential**
- ✓ **uPVC Double Glazed & Gas C/H**
- ✓ **Ainsdale Village Location**
- ✓ **Thoroughly Spacious Throughout**
- ✓ ****First 3 months rent is £795****
- ✓ **EPC Band Rating - 'D'**



Description

Located in the heart of Ainsdale Village stands this thoroughly spacious and well maintained two double bedroom first floor apartment. Being offered with the potential of a long term LET to professionally referenced applicants, and with immediate availability, this apartment is a 'must-view' property.

Situated to the first floor with only one other neighbouring apartment in the building, and their own private ground floor entrance, this superb property is briefly comprising of a fitted kitchen with oven, hob and extractor, and also ample space and services in place for a stand alone Washing machine and upright fridge freezer. There is a large front reception lounge with dual aspect windows offering unrestricted views down to the village below.

In addition the incoming tenants will be spoilt not only with two fabulous double bedrooms but also two fitted bathrooms, both with three piece suites and shower attachments over the bath.

We have been advised that there may be unallocated off road parking provided for tenants, and we await confirmation from the landlord. The location is perfect due to the numerous village amenities on the doorstep, and easy access to Ainsdale train station and local bus stops.

We are confident that the first to view will apply for this apartment so we advise on contacting Bailey Estates Birkdale lettings department as soon as possible so not to miss out on this stunning abode. Call us today on - 01704 564163.

Location

Leave Bailey Estates Birkdale Village office and head approximately 2 miles down Liverpool Road to Ainsdale Village. Entering Station Road in the Village, the first floor apartment is situated on the righthand side. Ground floor entrance directly off the side pavement.

First Floor

Kitchen - 14' 1" x 8' 2" (4.3m x 2.5m)

Lounge - 16' 1" x 14' 5" (4.92m x 4.4m)

Middle Hallway - 6' 5" x 3' 4" (1.97m x 1.03m)

Bedroom 1 - 12' 5" x 8' 10" (3.81m x 2.71m)

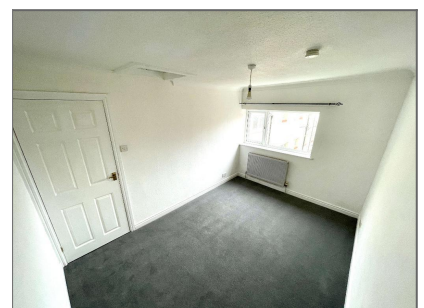
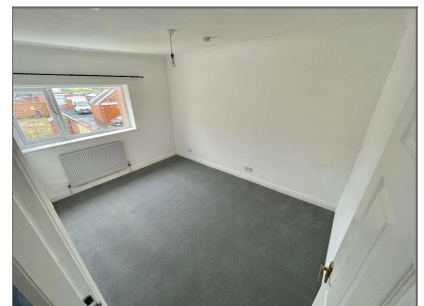
Bathroom 1 - 8' 10" x 5' 4" (2.7m x 1.65m)

Bedroom 2 - 12' 8" x 11' 7" (3.87m x 3.54m)

Bathroom 2 - 7' 7" x 6' 5" (2.33m x 1.96m)

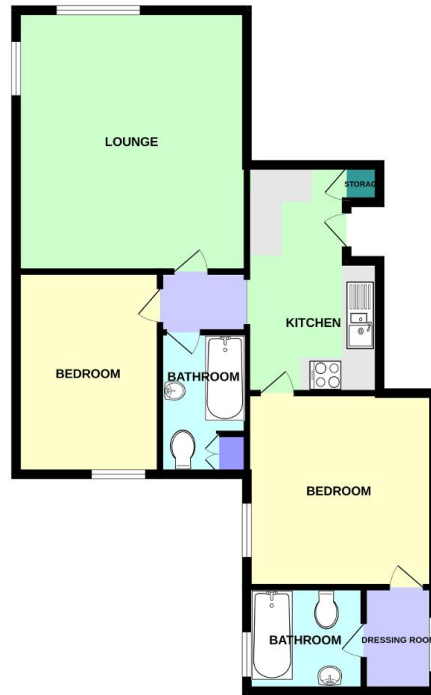


Dressing Room - 6' 6" x 4' 10" (2m x 1.48m)



Floorplans

FIRST FLOOR
724 sq.ft. (67.3 sq.m.) approx.



TOTAL FLOOR AREA: 724 sq.ft. (67.3 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Additional Information

Local Authority - Sefton Council
Council Tax Band - A

Disclaimer: These property details are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of any contract. Please note that Bailey Estates has not tested any apparatus or services and as such cannot verify that they are in working order or fit for their purpose. Although Bailey Estates try to ensure accuracy, measurements used in this brochure may be approximate.