

**To Rent**

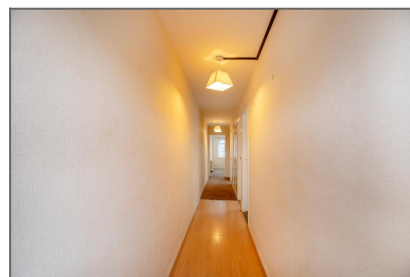
**Alma Road, Birkdale, PR8 4BL**



**£600 per month - Available**

## **2 bedroom Apartment**

- ✓ **2 Bedroom Apartment**
- ✓ **Birkdale Village Location**
- ✓ **Spacious Reception Room**
- ✓ **Close To Local Amenities**
- ✓ **TO LET**
- ✓ **Immediate Availability**
- ✓ **Fantastic Transport Links**
- ✓ **EPC Band Rating - E**



## Description

Bailey Estates is delighted to offer TO LET this two-bedroom first-floor apartment, superbly located right in the heart of Birkdale Village.

Situated above the Spar and accessed via a private external staircase from Alma Road, this apartment offers unbeatable convenience, with shops, cafés, restaurants, and Birkdale train station quite literally on your doorstep.

Internally, the apartment comprises a long entrance hallway (approx. 9 metres) leading through the accommodation. To the front, you'll find a spacious lounge area, followed by a bright kitchen, complete with skylight and space for a cooker and fridge freezer.

Further along the hallway, two generous storage cupboards provide excellent in-flat storage. The bathroom features a skylight, WC, wash basin, and a bath with shower attachment above. At the rear of the apartment, there are two good-sized bedrooms enjoying views over bustling Birkdale Village.

This property presents a rare opportunity to live in one of Southport's most desirable and vibrant locations.

Call Bailey Estates today on 01704 564163 to arrange your viewing.

## Location

Leave Bailey Estates Birkdale office and walk through the village until you arrive at Alma Road on your right hand side. Turn right into Alma Road and there is a court yard to the side of the Spar convenient store where steps rise to the first floor to the entrance to the apartment.

## First Floor

**Entrance Hallway - 30' 2" x 3' 1" (9.22m x 0.95m)**

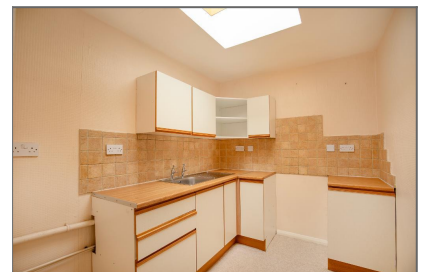
**Lounge - 13' 10" x 11' 4" (4.24m x 3.47m)**

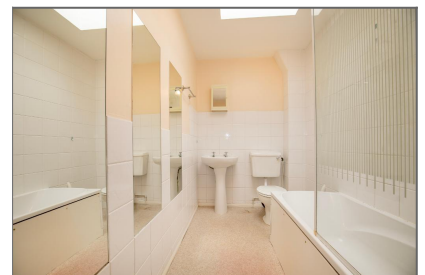
**Kitchen - 11' 4" x 6' 6" (3.47m x 1.99m)**

**Bathroom - 11' 4" x 5' 0" (3.47m x 1.54m)**

**Bedroom 1 - 15' 8" x 11' 4" (4.8m x 3.47m)**

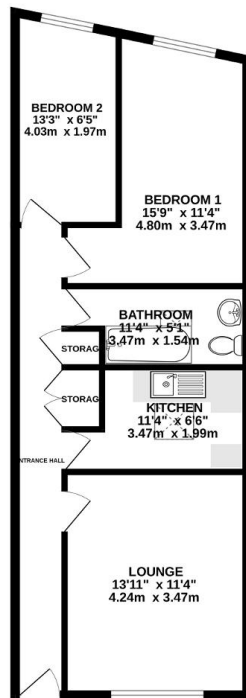
**Bedroom 2 - 13' 2" x 6' 5" (4.03m x 1.97m)**





## Floorplans

FIRST FLOOR  
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA: 593 sq.ft. (55.1 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.  
Made with Metreplan 15/02/21

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	39 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.