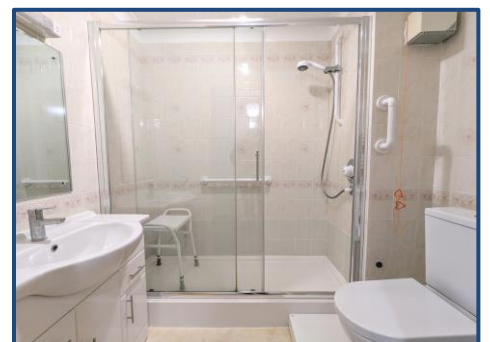


Weldale House, Chase Close, Birkdale, Merseyside, PR8 **£850.00PCM**



KEY FEATURES:

- Retirement Apartment • One Bedroom • Ground Floor • External Patio Space • Neutral Decoration • Ages 55 Plus • House Manager and Other Communal Facilities • Electric Heating & Double Glazing •

Sales

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Rentals

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Property Management

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**The Property
Ombudsman**

Property Description

Anthony James is pleased to offer for rent this GROUND FLOOR RETIREMENT APARTMENT, ideally situated within the sought-after Weldale House development, just a short walk from the vibrant Birkdale Village, which offers a wide range of shops, restaurants, and transport links. The property provides excellent access to Liverpool, Southport Centre, Preston, and surrounding areas via both rail and road.

The apartment features emergency pullcords in all rooms, electric heating, double glazing throughout, and a charming small outdoor patio space.

Viewings are highly recommended to fully appreciate this lovely home. Please note, this property is for those aged 60 and over.

The property briefly comprises; Entrance hallway with full size storage cupboard, living room (with small outdoor patio space), galley kitchen, shower room & double bedroom with mirrored wardrobes. The complex also includes various additional facilities such as; On-site laundry room with free use of washers and dryers, large communal social sitting room & house manager on weekdays.

The water supply for this apartment is included within the rental price. Available immediately (subject to checks)



Rooms

Hallway

A welcoming and spacious entrance hallway featuring neutral decoration with fitted carpets. Additional benefits include full size airing cupboard with shelving and front door communication unit.

Living Room

A bright living room overlooking the rear communal gardens featuring patio door leading to a sunny aspect patio space. The lounge is decorated neutrally with fitted carpets and decorative mantelpiece with 13amp power socket. Additional benefits include storage radiator with evening top-up feature, telephone/wifi socket. Access leads through via double doors into...

Kitchen

A well presented and easily accessible galley style kitchen featuring base and eye level units with countertops in a laminated finish. Cooking facilities include four ring ceramic hob & eye level electric oven/grill. Space is provided for a freestanding fridge, a freezer and a microwave. The room is decorated neutrally with vinyl flooring.

Shower Room

A well presented shower room boasting three piece suite comprising of large glass screened shower cubicle with thermostatic shower, WC & vanity unit with hand wash basin. Additional benefits include electric heated towel rail, large wall mounted mirror and extractor fan. The room is decorated neutrally with tiles to all areas and vinyl flooring.

Bedroom

A sunny aspect double bedroom featuring neutral decoration and fitted carpets. An integrated wardrobe features ample storage with mirrored doors. Additional items include a phone point and storage radiator.



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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.

Additional Information

EPC: TBC

Council Tax Band: B

Tenure: Long Term

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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