



FLEXIAGENT

Market Leading, Independent Estate Agents



Lulworth Road

Southport, PR8 2AS

Offers In Excess Of £375,000

Flexi-Agent is delighted to welcome to the market this TWO/THREE DOUBLE bedroom first-floor apartment to the open sales market, spanning a magnificent 1608 square feet, of fully modernised living accommodation. Situated in a prime central Birkdale location. The property offers modern, luxurious living and is only a short stroll into Birkdale village, where a plethora of shops, boutiques, bars and eateries can be found as well as Birkdale Train Station. Available for purchase with NO ONWARDS CHAIN!

This property has undergone complete renovation throughout, the present owners have thoughtfully improved the property, yet retained many of the original features which provides a contemporary & traditional twist! The development consists of four exclusive apartments and are in extremely high demand.

The property briefly comprises; side of development access to stairwell shared between the first & second floor apartments with secure intercom system, wide stairwell leading to the first floor with carpet flooring, grand reception entrance hallway, a spacious living room/bedroom, two DOUBLE bedrooms with a walk-in-wardrobe/study and en-suite shower room, a beautiful open plan kitchen diner with a range of high-end integrated appliances & boiling water tap which provides access to a sunny balcony. The hallway also provides access to a newly installed WC cloakroom and a breath-taking three piece family bathroom.

Externally, ample driveway parking is available to the front as well as beautifully maintained communal areas.

Leasehold Information:
999 year lease from start date with peppercorn ground rent

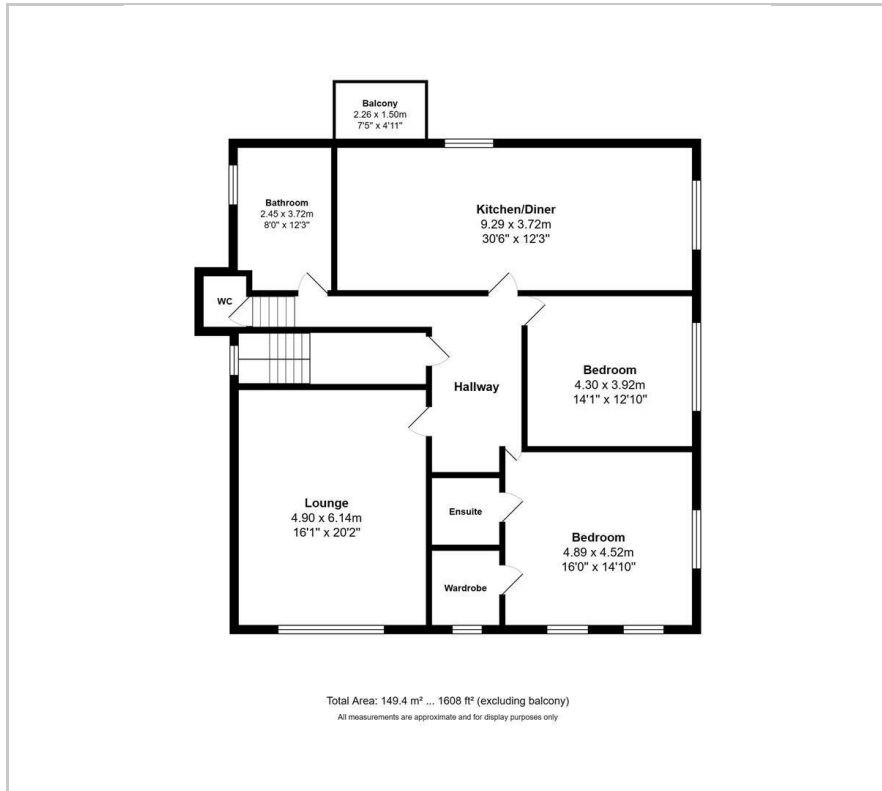
Viewing

Please contact our Flexi Agent Southport Office on 01704 889455 if you wish to arrange a viewing appointment for this property or require further information.

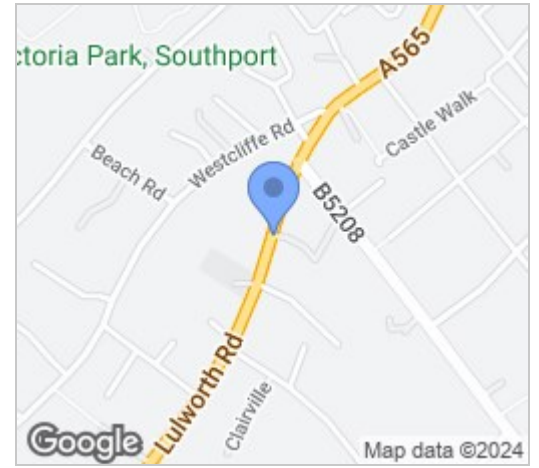
- First floor apartment Circa 1608sqft
- Two DOUBLE bedrooms
- Spacious living room
- Open plan Kitchen/Diner
- Two Bathrooms
- New Central heating with state of the art combi boiler
- NO CHAIN
- Ample paved driveway
- Beautifully maintained communal areas
- Viewings available upon request



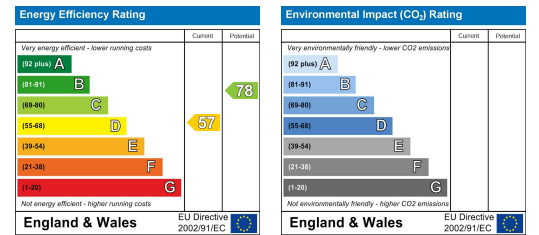
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.