



FLEXIAGENT

Market Leading, Independent Estate Agents



Lancaster Road

Southport, PR8 2LF

Offers In Excess Of £270,000

Flexi-Agent are delighted to bring to market this fantastic two DOUBLE bedroom apartment located in a much sought after area of Birkdale, Southport. The property is well presented throughout and offers 1365 square feet of exemplary living accommodation.

Located shore side of Birkdale, this attractive property is conveniently situated within close proximity of Birkdale Village and its many amenities, trendy bars and cafes as well as close to the world-class Royal Birkdale golf course. The property is excellently placed for transport and commuter links, with the rail station just a short distance away.

The property briefly comprises; Entrance hall, spacious living room with sliding doors leading to the balcony, a generous kitchen, two well proportioned bedrooms one with en-suite and a family bathroom.

Externally the property benefits from off road parking a garage measuring circa 17'2 x 8'7 and communal gardens.

Leasehold Information:

Leasehold for the remainder of 999 years from 1989 (subject to formal verification)

We understand that the Freehold title is owned by the residents (Silverdale Birkdale Residents Association Ltd) and the appointed Managing Agents are Westbridge Facilities Management of Maghull with the service charge payable in the region of £1,220.44 per annum.

Viewings are available on request.

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.

- Two DOUBLE bedroom apartment, Circa 1365 square feet
- Sought after location
- Two bathrooms
- Walking distance to Birkdale village
- Balcony
- Off road parking
- Communal gardens
- Viewings available on request
- Council Tax band E
- Garage



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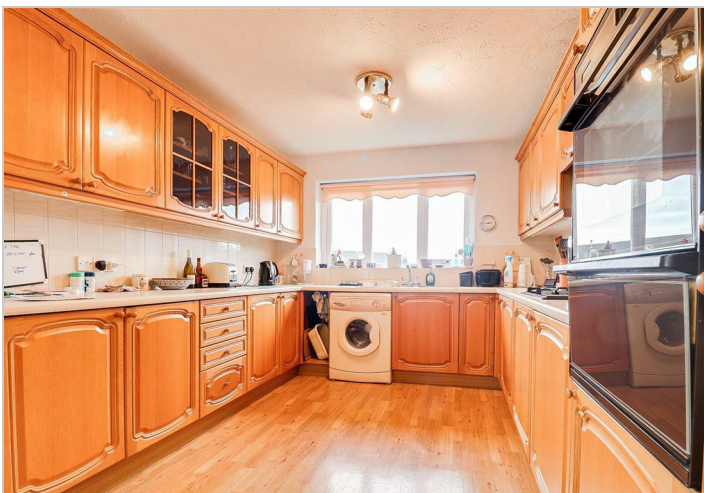
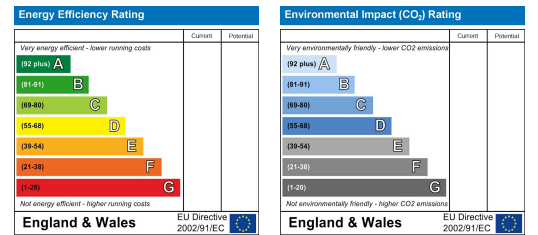
Floor Plan



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.