



**Flat 4, Lancaster Lodge, Lancaster Road
Birkdale, PR8 2LE, £165,000
'Subject to Contract'**

An early viewing is recommended to appreciate the well-appointed accommodation offered by this flat, situated on the ground floor of a purpose-built development. The centrally heated and double-glazed accommodation would benefit a programme of modernisation and briefly includes; communal entrance with the entry phone system, private entrance hall with cloakroom and useful store cupboard, lounge/dining room with sliding patio doors to private patio, kitchen with a range of built-in appliances, two double bedrooms one with built-in wardrobes and bathroom with WC. Lancaster Lodge stands in attractive communal gardens with car parking and a garage. This flat is situated in a much sought after residential location convenient for the nearby facilities of Birkdale village, which include a number of specialty shops, restaurants and wine bars and the railway station on the Southport to Liverpool commuter line. No Chain Delay.

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Southport's Estate Agent

Ground Floor

With communal entrance door and entry phone access

Private Entrance Hall

Entry phone handset, tiled flooring and glazed door leads to...

Rear Lounge - 4.06m x 4.5m (13'4" x 14'9")

Upvc double glazed sliding patio doors to private patio and communal gardens.



Kitchen - 3.73m x 2.39m (12'3" x 7'10")

Upvc double glazed window overlooks communal gardens to rear. A range of built in base units with cupboards and drawers, wall cupboards and working surfaces. Single bowl sink unit with mixer tap and drainer, part wall tiling and tiled flooring. Appliances include electric oven, four ring ceramic hob and concealed extractor over. Cupboard houses free standing fridge freezer. Separate cupboard houses hot water cylinder and spotlighting.



Bedroom 1 - 3.61m x 2.69m (11'10" x 8'10" to rear of wardrobe)

Upvc double glazed window with fitted wardrobes, bedside cabinets with glazed display niches and flyover storage cupboard.



Bedroom 2 - 3.61m x 2.51m (11'10" to rear of wardrobes x 8'3")

Upvc double glazed window, fitted wardrobes and vanity mirrored frontage.

Bathroom/ WC - 2.29m x 2.82m (7'6" x 9'3")

Three piece suite comprising of low level WC, pedestal wash hand basin with tiled splashback and step up to corner panelled bath with mixer tap and shower attachment. Tiled walls, spotlighting and extractor.



Outside

The property provides hard surface access leading to rear, partially elevated with garage via up and over door and further communal gardens well screened and hidden to the rear of the garaging with plants, shrubs and trees. We also understand there is a communal storage cupboard located to the top floor of the development.

Council Tax

Sefton MBC band C.

Tenure

Leasehold for 999 (less 10 days) years from 1 January with a ground rent of £17.50

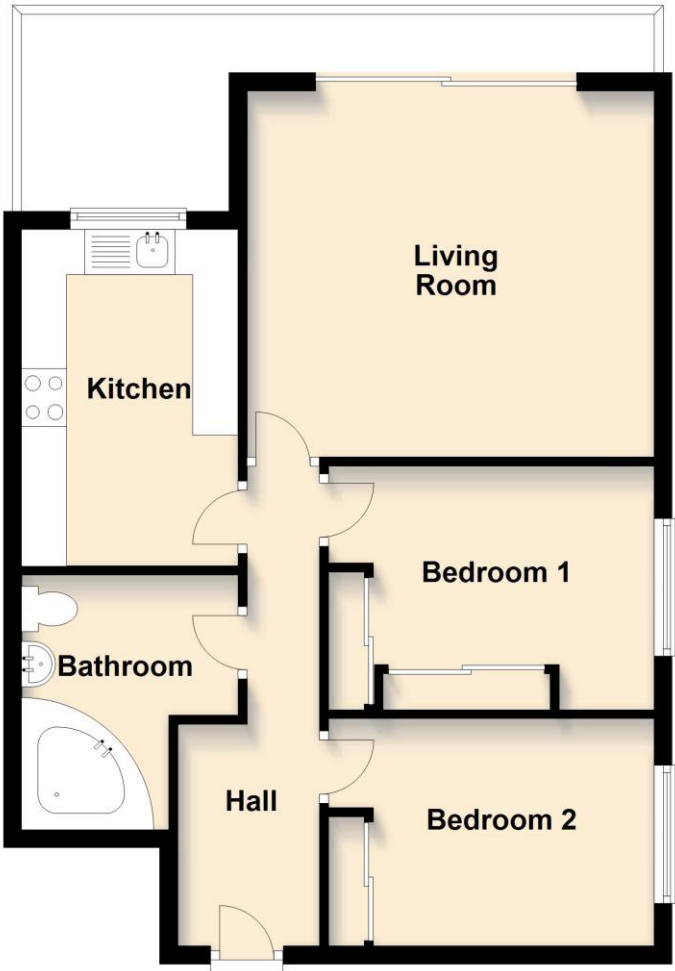


Maintenance

We understand that a residents run management comity have appointed Westbridge Facilities Management supervise the day to day running of the development and the current service charge is payable in the region of £143 per month to include building insurance.



Ground Floor



Floor plans are for illustration only and not to scale
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Chris Tinsley Estate Agents confirm that they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.