



**Flat 8, Lulworth View**  
**2 Waterloo Road, PR8 2HW, £285,000**  
**'Subject to Contract'**

An Early Viewing is Highly Recommended of this tastefully decorated and very well appointed, top floor apartment, situated on the second floor of a purpose built development of just nine apartments. The spacious, centrally heated accommodation briefly includes; a communal entrance hall with stairs and lift, private entrance hall with useful store, lounge with sliding doors to a balcony over looking Lulworth Road, a well fitted kitchen with extensive appliances and a dining room. There are three bedrooms, an en suite shower room and a principal bathroom. 'Lulworth View' stands in well tended, communal gardens to the front, sides and rear and there is a garage to the rear. The apartment is very well situated, a short walk from Birkdale Village with its speciality shops, restaurants and wine bars and the station to Liverpool. In addition a passing bus service provides access to the Southport Town Centre.

12A Anchor Street, Southport, Merseyside PR9 0UT  
01704 512121 F 01704 512122  
sales@christinsley.co.uk www.christinsley.co.uk

*Southport's Estate Agent*



## Communal Entrance

Newly carpeted and decorated throughout, Entry phone system, stairs and lift to all floors.

## Second Floor

### Private Entrance Hall

Karndean flooring, entry phone handset.

### Utility Room/ Storeroom - 1.85m x 0.86m (6'1" x 2'10")

Upvc double glazed window.

### Lounge - 5.18m x 3.66m (17'0" x 12'0")

Electric coal effect fire and attractive surround, Upvc double glazed side window and sliding patio doors to a tiled balcony overlooking Lulworth Road. Wall light points.

### Dining Room - 2.79m x 3.84m (9'2" x 12'7")

Woodgrain laminate flooring, archway to kitchen.

### Kitchen - 3.66m x 2.57m (12'0" x 8'5")

Upvc double glazed window, enjoying a southerly aspect and having a single drainer one and half bowl stainless steel sink unit below with boiling water tap. A range of base units with cupboards and drawers, wall cupboards, granite working surfaces and splashback. 'Neff' four ring gas hob with cooker hood above and split level 'Neff' electric oven and 'Neff' combination oven and microwave. 'Neff' washing machine, integrated fridge and freezer, 'Candy' tumble dryer and 'Beko' dishwasher. Cupboard housing 'Main' gas central heating boiler, recessed spotlighting. Karndean flooring.

### Bedroom 1 - 4.42m x 3.35m (14'6" x 11'0" overall)

Upvc double glazed window to front and side. Built in wardrobes to one wall.

### Ensuite - 2.06m x 1.55m (6'9" x 5'1")

Vanity wash hand basin with cupboards below, low level WC, step in shower enclosure with 'Mira' shower. Chrome towel rail/ radiator, close boarded ceiling, recessed spotlighting. Tiled floor, tiled walls, Upvc double glazed side window.

### Bedroom 2 - 3.96m x 2.26m (13'0" x 7'5" excluding door recess)

Upvc double glazed window.

### Bedroom 3 - 2.95m x 2.13m (9'8" x 7'0")

Fitted with open frontage shelving providing hanging and shelf space.

### Bathroom - 1.65m x 2.36m (5'5" x 7'9")

Twin grip panelled bath with mixer tap and thermostatic shower attachment and shower screen. Vanity wash hand basin with cupboards below, low level WC. Wall cupboards and illuminated vanity mirror, tiled walls and extractor. Access to loft.

## Outside

Lulworth View stands in communal gardens to both front and rear. There is visitor parking together with a garage to the rear.

## Service Charge

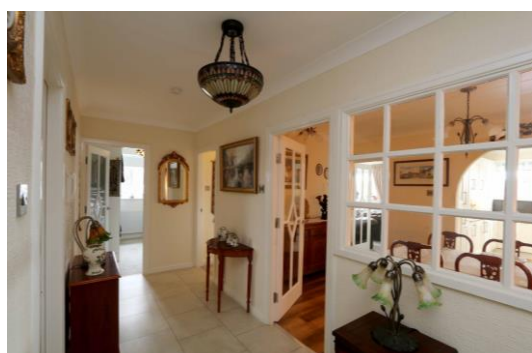
We understand the managing agents are Anthony James of Hoghton Street and the current service charge is £170 per month.

## Council Tax

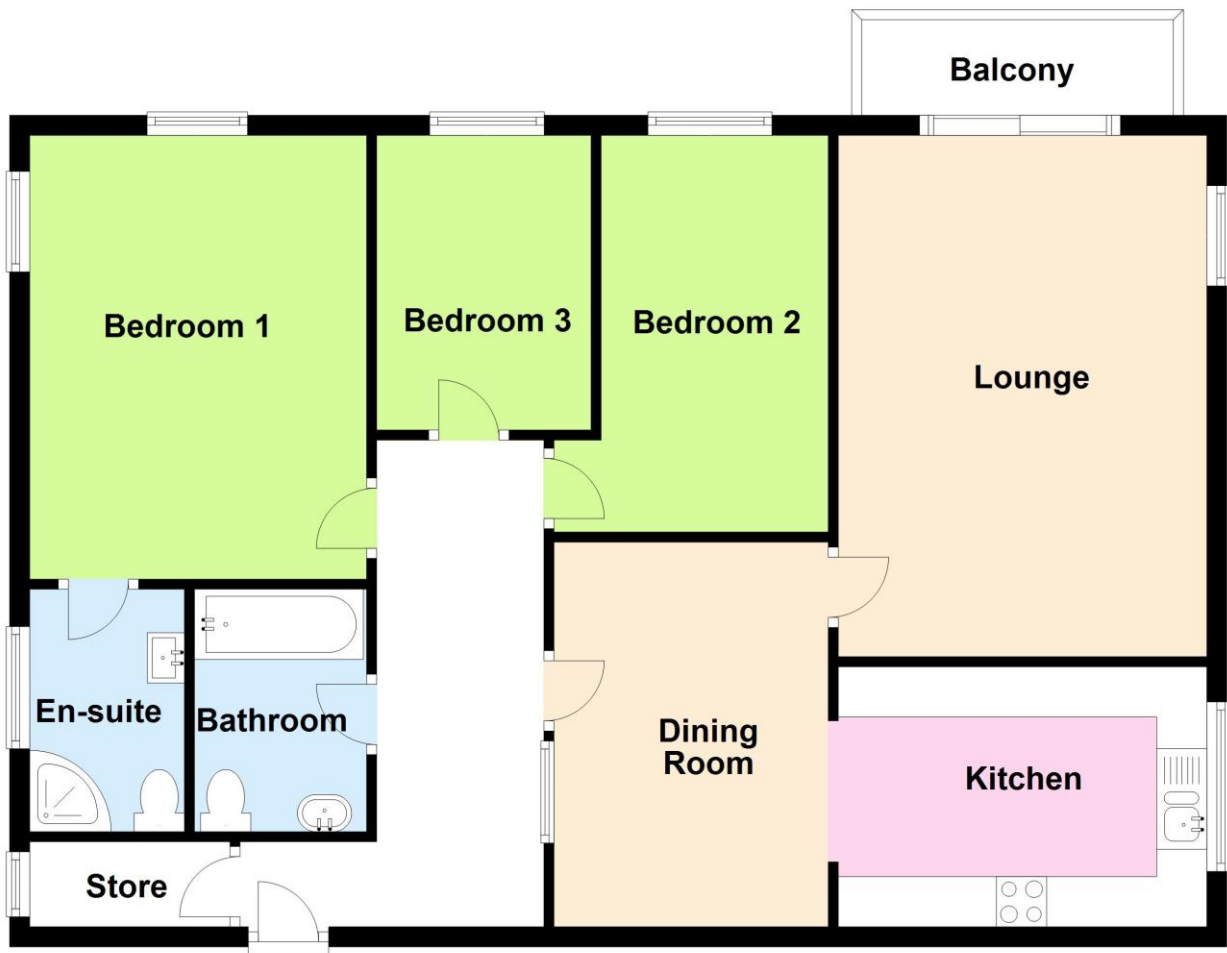
Sefton MBC band D.

## Tenure

Leasehold for 999 years from 1 October 1984



## Second Floor



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



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.