



**Flat 4, 10 Lancaster Road,
Birkdale, PR8 2LE
£265,000 Subject to Contract**

NO CHAIN DELAY! Early viewing is advised. A particularly spacious, purpose-built First Floor flat situated in a popular residential location. The location is particularly convenient for local bus services and the nearby facilities of Birkdale Village which include a number of restaurants, wine bars, speciality shops and the railway station for the Southport to Liverpool commuter line. The centrally heated and double-glazed accommodation very briefly includes; Communal Entrance, stairs and lift to the First Floor with private Entrance Hall, Lounge with balcony, Dining Kitchen, Dining Room/Third Bedroom, two further bedrooms, one with an en suite shower room, and a main bathroom and WC. The development stands in attractive gardens, there is off-road parking and a garage.

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

Entry phone system, stairs and automatic passenger lift to all floors.

First Floor

Private Entrance Hall

Entryphone handset, useful cloaks cupboard and further airing cupboard with hot water cylinder.

Lounge - 3.73m excl. door recess x 5.84m (12'3" excl. door recess x 19'2")

With double-glazed patio door and side screen leading to a balcony, overlooking the communal gardens to the rear. Further double-glazed windows overlooking the communal gardens. Attractive fireplace with inset for electric fire. Wall light points.

Dining Kitchen - 4.95m x 3.2m (16'3" x 10'6")

Double-glazed windows to side and rear with single drainer one and a half bowl sink unit and mixer tap below. A range of base units with cupboards and drawers, wall cupboards, glazed china cupboards, working surfaces, mid-way wall tiling. Four-ring gas hob with cooker hood above and split level one and a half electric oven. Plumbing for washing machine. Wall mounted 'Baxi' gas central heating boiler. Useful pantry/storage cupboard.

Bedroom 3/Dining Room - 3.89m x 2.74m (12'9" x 9'0")

Double-glazed windows to side and rear.

Bedroom 1 - 5m x 2.87m to front of wardrobes, ext to 3.50m overall measurement (16'5" x 9'5" to front of wardrobes, ext. to 11'5 overall measurement)

A range of built in wardrobes to one wall, double-glazed windows.

En Suite Shower Room - 1.7m x 2.21m (5'7" x 7'3")

Shower enclosure with thermostatic shower, vanity wash hand basin, low level WC, fully tiled walls and double-glazed window.

Bedroom 2 - 4.39m excl. door recess x 2.77m (14'5" excl. door recess x 9'1")

Built-in wardrobes, double-glazed windows.

Bathroom - 2.74m x 2.24m (9'0" x 7'4")

Twin grip panelled bath with 'Mira' thermostatic shower and shower screen, vanity wash hand basin, cupboards below, low level WC, bidet. Fully tiled walls. Towel rail/radiator.

Tenure

Leasehold with a remaining lease term of 999 years (less 6 days) from 1st January 1882 (857 years left).

Council Tax

Sefton MBC Band E.

Service Charge

We believe that a Service Charge of £500 is payable quarterly.



First 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	78	79
(55-68) D		
(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.