



**Flat 2, Regent House, 6 Waterloo Road  
Birkdale, Southport, PR8 2HW £230,000  
'Subject to Contract'**

Offered for sale in this rare-to-market development, this purpose-built two double bedroom ground floor apartment is ideally positioned within easy reach of Birkdale Village, renowned for its bustling café culture, bars, restaurants, and train links to Liverpool. A number of Championship Golf Courses are also nearby, making this a superb lifestyle purchase. The well-planned and neatly maintained accommodation comprises, spacious lounge/dining room leading to a private balcony and modern-style fitted kitchen, two generous double bedrooms and contemporary shower room with Wc. The development stands within mature communal gardens, which are a real feature of the property, and private garaging is also included. A fantastic opportunity for downsizers, professionals, or those seeking a well-located Southport base. Early viewing advised

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*Southport's Estate Agent*



## Communal Entrance

Audio entrance access with light, bright and airy communal entrance with glazed vaulted ceilings, maximising natural light and stairs leading to first floor.

## Ground Floor

### Entrance Hall

Glazed inner door leads to entrance hall, audio entry phone handset and two useful built in cupboards, one housing the electrical consumer unit. There is also a separate walk in storage room measuring 9'10" x 5'5" complete with wall shelving and central heated radiator.

**WC** - 2.29m x 0.94m (7'6" x 3'1")

Low level WC, mid way wall tiling and wash hand basin. Wall cabinet and extractor.

**Shower Room/ WC** - 2.18m x 2.06m (7'2" x 6'9")

Three piece modern style white suite comprising of low level WC, vanity wash hand basin with mixer tap and cupboards below and entry level corner shower enclosure with glazed shower screen, waall grip and thermostatic shower unit. Ladder style heated towel rail to wall cladding with recessed spotlighting. Extractor.

**Lounge/ Dining Area** - 6.73m x 4.95m (22'1" overall x 16'3" into recess)

Upvc double glazed windows to front and side, Upvc double glazed door leads to partially enclosed balcony overlooking front with tiled flooring and wrought iron railings.

**Kitchen** - 3.84m x 2.24m (12'7" x 7'4")

Opaque Upvc double glazed window, modern shaker style fitted kitchen with a number of built in base units including cupboards and drawers, wall cupboards with under unit lighting and working surfaces. Appliances include 'Bosch' single oven, eyelevel microwave and four ring gas hob. Slimline dishwasher is integral and plumbing is available for washing machine and tumble dryer. Tile effect flooring with part wall tiling and recess for free standing fridge freezer.

**Bedroom 1** - 5.21m x 3.96m (17'1" to front of wardrobes excluding entry door recess x 13'0" overall)

Upvc double glazed window, fitted wardrobes with hanging space and shelving.

**Bedroom 2** - 4.19m x 2.59m (13'9" x 8'6")

Upvc double glazed sliding patio doors lead to front facing balcony. Fitted wardrobes include retractable double bed, well concealed and knee hole dressing table and drawers.

## Outside

Gardens are well maintained and established with hard surface driveway access to front and parking available. Garage available to the rear.

## Maintenance

We understand that the current service charge is payable in the region of £150 per calendar month and paid to 6 Waterloo Road Southport Management Company Limited.

## Council Tax

Sefton MBC band D.

## Tenure

Leasehold for 999 years (less 10 days) from 12 November 1876 with a ground rent of £25

## Mobile Phone Signal

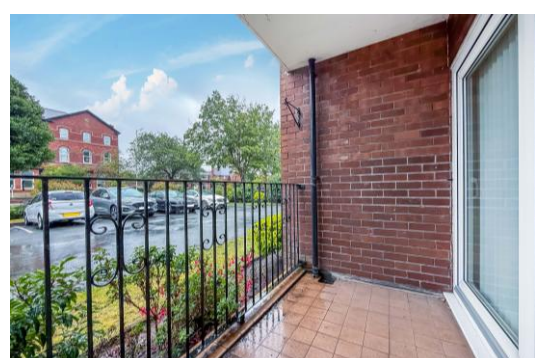
Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

## Broadband

Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

## Note

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## Ground Floor



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