




Lulworth Lodge

Palatine Road, Birkdale, Southport PR8 2BS



-  Purpose Built Apartment
-  Three Bedrooms, Balcony/Patio
-  Garage, Communal Gardens

-  Located to the Ground Floor
-  Utility Room, two WCs
-  NO CHAIN

Price: £195,000 Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008





NO CHAIN - A generously proportioned apartment located to the ground floor of a popular, established purpose built development situated to the shore side of Birkdale, convenient for Birkdale Village, the railway station on the Southport/Liverpool line, Southport Town Centre and the Beach.

The apartment is installed with gas central heating and upvc double glazing, briefly comprising Hall, Living Room with Dining Area, Balcony/Patio, Kitchen, Utility Room, three Bedrooms, modern Bathroom/wc and separate second WC. Outside, there are established gardens adjoining the development with parking to the rear and a garage included in the sale.

Lulworth Lodge stands on the junction of Lulworth Road and Palatine Road with the benefit of being on a main bus route to Southport Town Centre, Preston and Liverpool (as an alternative to using the train). This apartment is located to the rear of the development overlooking the communal garden. The apartment does not share any of its walls with a neighbour and enjoys natural light to three sides.



GROUND FLOOR:

Communal Entrance Hall

Private Hall

Rear Living Room with Dining Area - 6.38m x 4.29m (20'11" x 14'1")

Balcony/Patio - 2.82m x 1.73m (9'3" x 5'8")

Kitchen - 3.61m x 2.44m (11'10" x 8'0")

Bedroom 1 - 4.85m x 4.11m (15'11" x 13'6")

Bedroom 2 - 3.61m x 2.92m (11'10" x 9'7")

Bedroom 3 - 2.97m x 2.44m (9'9" x 8'0")

Utility Room - 2.46m x 1.42m (8'1" x 4'8")

Bathroom/wc - 2.97m x 1.93m (9'9" x 6'4")

2nd WC

Outside: The development stands in established, well maintained grounds to the front, side and rear and there are two driveways leading to the Garage which forms part of a separate block to the rear.

Tenure: Leasehold for the residue of a term of 999 years from 1970, subject to an annual ground rent of £12.51.

Service Charge: There is an annual service charge of £1,260 (£105 per month) as a contribution towards general maintenance; gardening and outgoings in relation to the running of the development.

Council Tax: Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band D.

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>

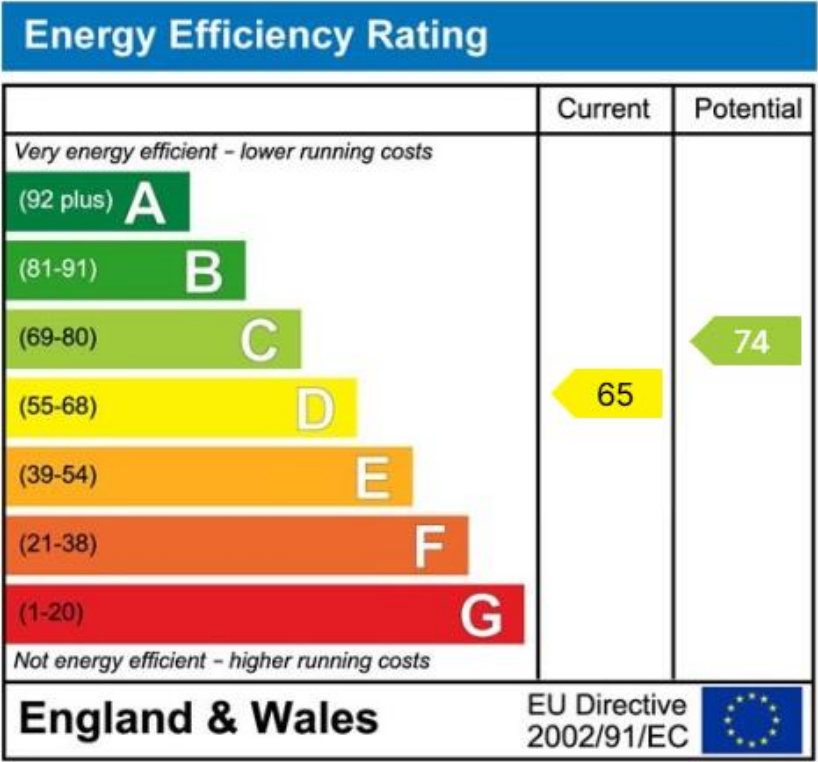
NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

© 2025 All Rights Reserved





Total area: approx. 100.0 sq. metres (1076.8 sq. feet)



Karen Potter Estate Agents confirm 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 as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



5 Hill Street, Southport
PR9 0NW

01704 500 008
www.karenpotter.co.uk