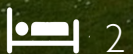


Brennan Ayre O'Neill

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Leasehold



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EPC



Council Tax

Philip Leverhulme Lodge, Lodge Lane

Guide Price  
£199,950

Built circa 2003 and situated in the heart of the historic and picturesque Port Sunlight Village, this larger than average, 2 bedroom first floor apartment will appeal to all ages! This small development of 10 apartments is well located within a short walk across the village green to The Lady Lever Art Gallery and enjoying the open aspect over a grassed area to the side. This needs to be seen to be appreciated and what's more pets are allowed.

You will find dual access to Philip Leverhulme Lodge with private parking off Lodge Lane with communal gardens and the main entrance whilst you also have an entrance on Pool Bank with on street parking. The spacious communal entrance greets you with stairs leading to the first floor where you will find this particular apartment on the right hand side.

A generous hallway which provides access to principle rooms including 3 sizeable built in cupboards. On the right you have 2 double bedrooms which overlook Pool Bank, bathroom on the left which offers a 3 piece suite including bath with shower above, wash basin and WC with tiled walls.

Making your way to the living space where you will find a large lounge with ample space for dining, filled with natural light from dual aspect overlooking Pool Bank and with open views to the side. A well proportioned space which has an inset gas fire and connecting door into the kitchen where you will find a range of wall and base units with integral appliances, plumbing for washing machine and complimentary worktops with inset hob and sink which enjoys the side aspect.

To the rear of the property you will find delightful communal gardens.

The village provides excellent transport links with amenities close by.

Leasehold

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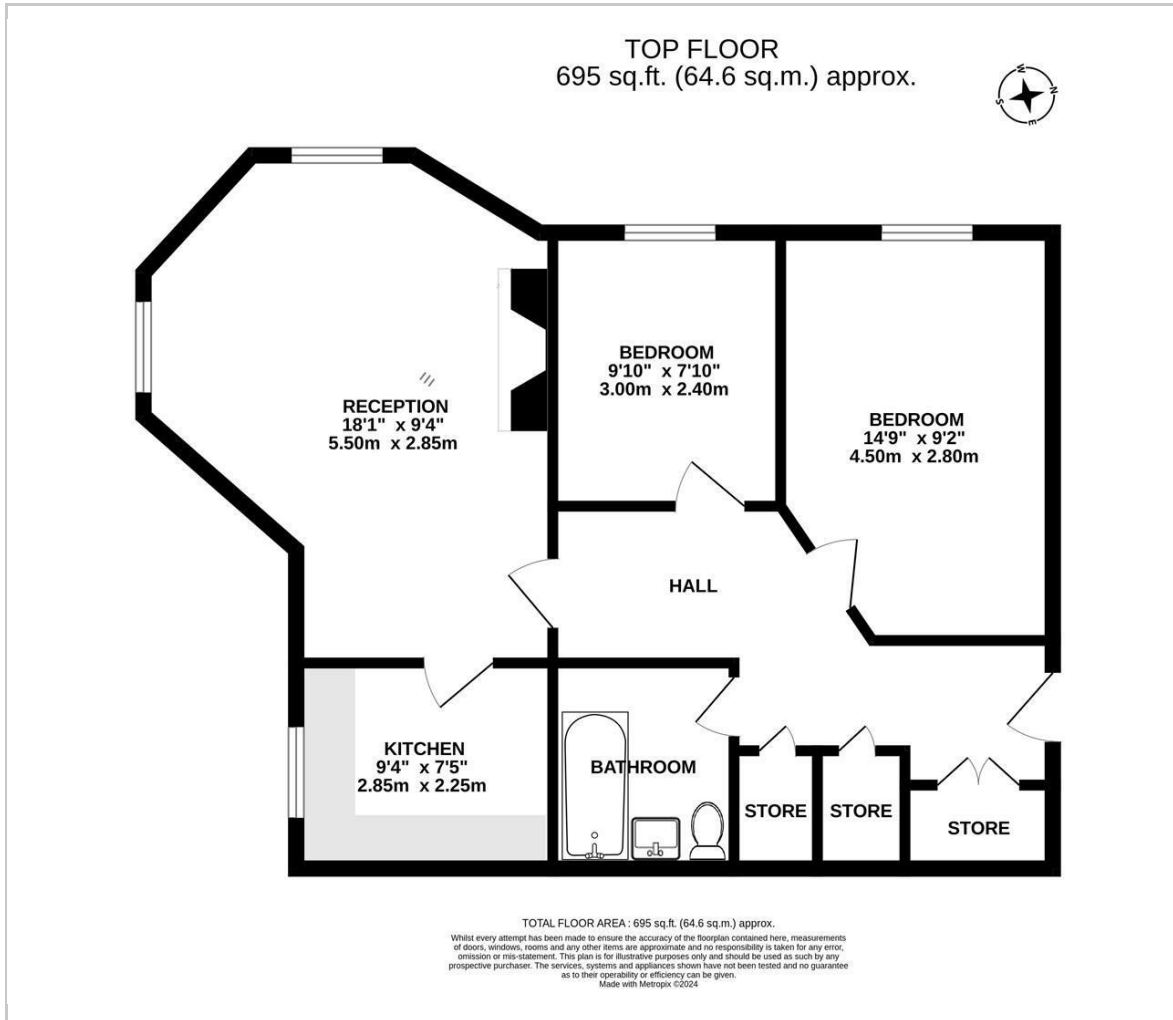




Monthly service charge - £85 which includes building insurance, window cleaning, maintenance and decor of communal areas and gardening.  
Annual ground rent - £125  
Term - 125 years from 2003



## Floor Plan



## Viewing

Please contact our Brennan Ayre O'Neill - Bromborough Office on 0151 343 9060 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Brennan Ayre O'Neill**  
Estate Agents | Surveyors | Property Managers

12 High Street, Bromborough, Wirral, CH62 7HA  
Tel: 0151 343 9060  
Email: [Bromborough@b-a-o.com](mailto:Bromborough@b-a-o.com)  
[www.b-a-o.com](http://www.b-a-o.com)



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