

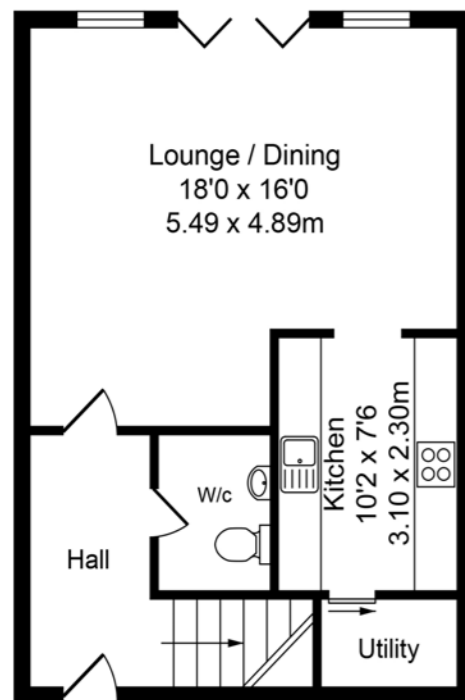


Southport: 01704 778668
 Ormskirk: 01695 570102

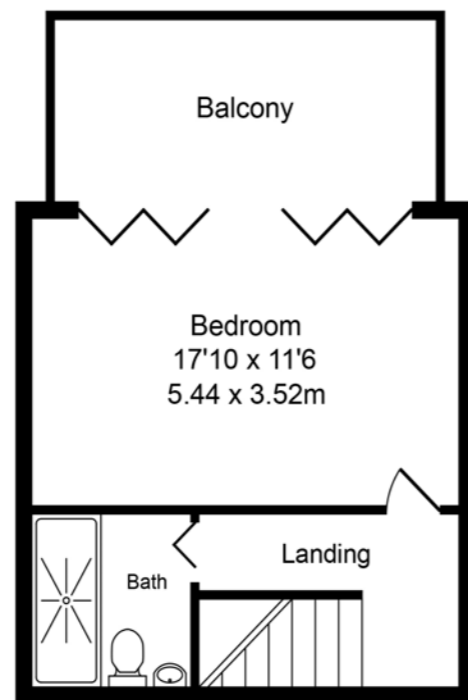
Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 819 Sq.ft. (76.1 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Ground Floor
 Approx. Floor Area 479 Sq.Ft (44.5 Sq.M.)



Upper Floor
 Approx. Floor Area 340 Sq.Ft (31.6 Sq.M.)



Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

Arnold & Phillips are delighted to bring to market this beautifully renovated one bedroom duplex apartment, positioned on the ground floor of the main grade II listed 'Villa' at the prestige gated community of Wybourne Gate in Birkdale, Southport.

This luxury development has been masterfully restored, featuring a 19th century Victorian Villa providing a further six unique and bespoke apartments, located prestigiously along Westcliffe Road in Birkdale, Southport. The Grade II listed 'Villa' is a hand crafted selection of one, two and three bedroom bespoke apartments, that masterfully blend the traditional 19th century period features of this intricate and exquisite building, with the contemporary high end fixtures and fittings expected of any modern development. Envisioned, designed and meticulously constructed by widely celebrated and highly regarded 'Schemeglobal' property developers, no expense has been spared in lovingly and thoughtfully restoring the former glory of the stunning architecture on display throughout this impressive building.

Situated within the main 'Villa' building, this one bedroom duplex apartment has been finished to the highest attainable standard and provides a spacious entrance hall, downstairs WC and large open plan dining lounge with patio doors. A compact yet fully functional galley kitchen provides all the required storage units along with high-end integrated appliances, premium Quartz work-surfaces and handy adjoining utility.

The first floor look enjoys a spacious large bedroom flooded in an abundance of natural light via premium bi-folding doors, which lead out onto a private balcony. A premium fully tiled family bathroom providing wall hung WC, vanity wash hand basin and walk-in shower complete the accommodation.

Extending to around 819 square foot of luxury apartment living accommodation, internal inspection is highly advised to fully appreciate all this vibrant one bedroom luxury duplex property has to offer.





KEY FEATURES

Beautifully Renovated Duplex Apartment

Circa 819 Square Feet

Large Open-Plan Dining Lounge

Fully Fitted Galley Kitchen with High-End Integrated Appliances

One Large Bedroom with Premium Bi-Folding Doors and Private Balcony

Grade II Listed Building

Luxury Gated Community



