



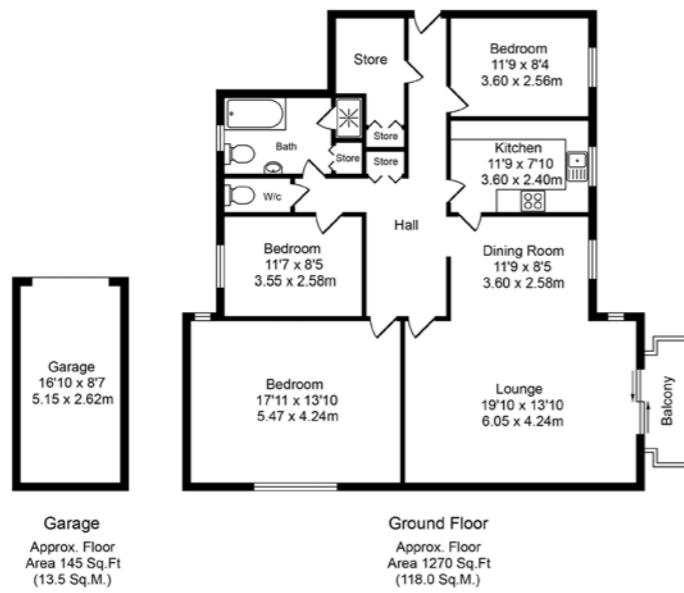
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arnoldandphillips.com

Southport: 01704 778668  
Chorley: 01257 241173

**ARNOLD & PHILLIPS**  
ESTATE AGENTS

Total Approx. Floor Area 1415 Sq.ft. (131.5 Sq.M.)

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



We are informed by our client of the following information in relation to the property. This information has not been verified and interested parties should seek to clarify this information with their solicitor.

Tenure: Leasehold  
Years Remaining on Lease: 950 years  
Ground Rent: 12.50 pounds per annum  
Service Charge: 85 pounds per month  
Council Tax Band: D

Every care has been taken with the preparation of these property details but they are 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. These property details do 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](http://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.

THE LUXURY PROPERTY SPECIALISTS

Lulworth Road, Southport  
Offers in Excess of £230,000

**A&P**



Arnold & Phillips are pleased to bring to market an opportunity to purchase this three-bedroom top floor apartment, residing within the sought after Lulworth Lodge development along Lulworth Road in Birkdale, Southport.

Ideally positioned this apartment is generously proportioned and resides within comfortable walking distance to Birkdale Village, complete with its varied selection of local amenities, independent retailers and super transport and commuter links facilitated via the nearby rail station.

With private off-road parking provided as well as this property owning a single garage, access is granted via the main communal front entrance. Upon entry one is received into a spacious and naturally lit entrance hallway. This large apartment enjoys three well-proportioned family bedrooms, all of which are neutrally decorated and enjoy a beautiful outlook over the surrounding area, with a selection of integrated wardrobes and storage facilities provided. Centrally resides a fully tiled family bathroom with separate WC, walk in shower, bath and wash hand basin.

Adjacent resides the fully fitted modern kitchen which provides an array of wall, base and tower units featuring a range of integrated appliances and stylish contrasting work-surfaces. The main living room is generous in size and neutrally decorated, centred around a wall hung electric feature fireplace and bathed in natural light via triple aspect windows. The living accommodation is completed with a large balcony adjoining the living room and really does add to the attractive proposition of this compelling Birkdale apartment.

Externally well-tended communal gardens encircle the development, with an attractive facade combining to create a welcoming and quality place to call home. Extending to an extensive 1,415 square feet of prime apartment living accommodation, internal inspection is highly advised to fully appreciate all on offer within.







KEY FEATURES  
Top Floor Apartment  
Three Bedrooms  
Circa 1451 Square Feet  
Large Lounge  
Communal Gardens  
Sought After Location  
Parking  
Single Garage









