

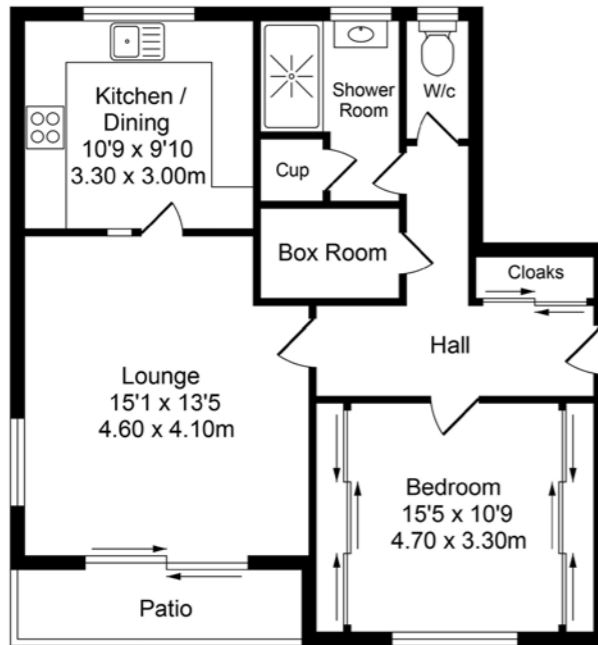


Ormskirk: 01695 570102
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 arnoldandphillips.com

Chorley: 01257 241173
 Southport: 01704 778668

Total Approx. Floor Area 661 Sq.ft. (61.4 Sq.M.)

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



Approx. Floor Area 661 Sq.Ft (61.4 Sq.M.)



Tenure: We are advised by our client that the property is Council Tax Band:

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. 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 pleased to bring to market an exciting opportunity to acquire this fully renovated ground floor one-bedroom apartment, residing within the popular Claville development along Lulworth Road in Birkdale, Southport.

Conveniently located within walking distance of Birkdale village, you'll have easy access to a plethora of local amenities and retailers. Plus, superb transport and commuter links are just moments away, thanks to the nearby rail station.

As you enter, you'll be greeted by a spacious double bedroom adorned with premium sliding fitted wardrobes, offering ample storage space and a touch of elegance. The large main living room is bathed in natural light from dual aspect windows, leading seamlessly to a private patio terrace, perfect for enjoying al-fresco dining in style.

Prepare gourmet meals in the recently installed fitted kitchen, featuring sleek wall, base and tower units in a contemporary shaker design, complemented by integrated appliances and chic contrasting work surfaces. The modern family bathroom boasts a walk-in double shower and a vanity wash hand basin, while a separate WC adds convenience to your daily routine. Storage won't be an issue with the abundance of storage spaces throughout the apartment.

With a generous 661 square feet of living space, this property is perfect for those seeking luxury downsizing. Nestled within a highly regarded development along a premium road, internal inspection is highly recommended to fully appreciate the lifestyle on offer. Don't miss out on this opportunity – schedule your viewing today!





KEY FEATURES

Renovated Ground Floor
Apartment

One Bedroom

Circa 661 Square Feet

Modern Kitchen

Private Patio

Close to Amenities

Good Transport Links







