

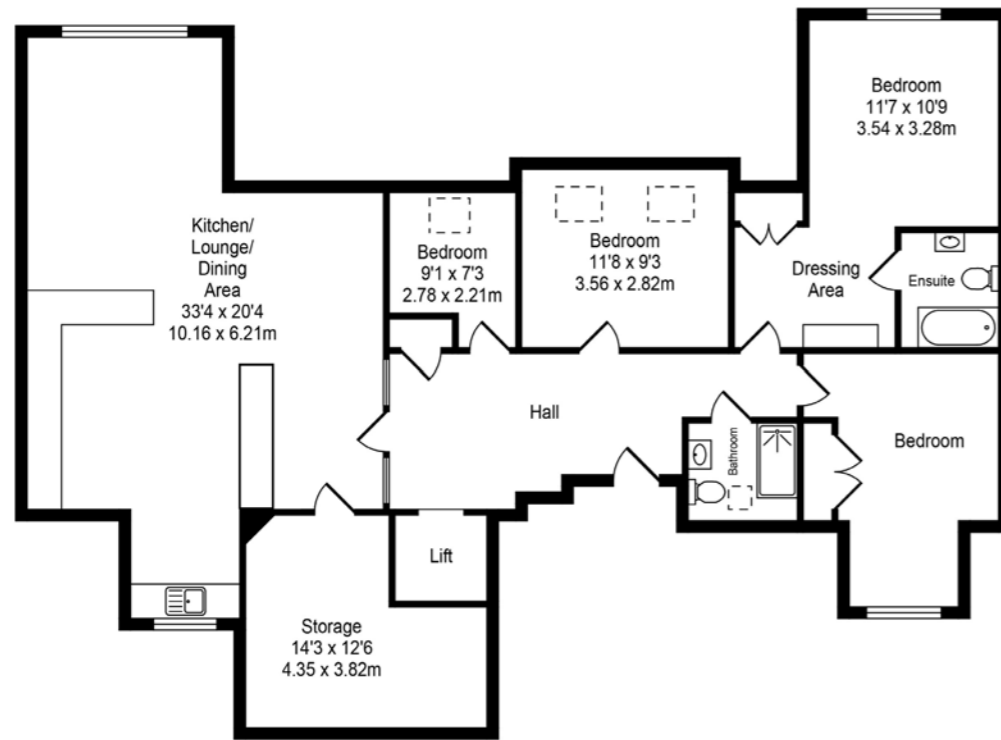


Southport: 01704 778668 Parbold: 01257 442789
 Ormskirk: 01695 570102 Chorley: 01257 241173
 arnoldandphillips.com

ARNOLD & PHILLIPS
 ESTATE AGENTS

Total Approx. Floor Area 1460 Sq.ft. (135.60 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 1460 Sq.Ft (135.60 Sq.M.)



Tenure: We are advised by our client that the property is Leasehold
 Term of Lease: 999 years
 Years Remaining on Lease: 977 years
 Ground Rent: £125 p.a.
 Service Charge: £2218 p.a.
 Council Tax Band: F

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 present a unique opportunity to acquire this stunning four-bedroom luxury penthouse apartment, residing within the sought-after Lancaster House on Lancaster Road in Birkdale, Southport.

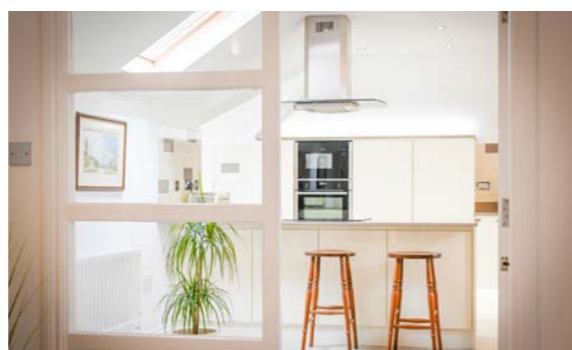
This vibrant property is ideally positioned within walking distance of Birkdale village, offering a variety of local amenities and superb transport links, including a nearby rail station.

This exclusive penthouse provides allocated secure resident parking for two vehicles and is accessed via a private intercom system. A private lift, operated with a secure key, transports you directly into the apartment, ensuring both convenience and security.

Spanning almost 1,500 square feet, this versatile apartment enjoys breath taking views of the surrounding area and combines modern conveniences with traditional charm. The expansive living area is thoughtfully divided into three distinct spaces. The fitted kitchen, featuring an array of wall, base, and tower units, is equipped with numerous integrated appliances, stylish Quartz work surfaces, and a feature breakfast bar. This impressive kitchen flows into a well-proportioned dining area on one side and an expansive main living area on the other, illuminated by a large picture window.

Four spacious bedrooms grace this opulent penthouse, each adorned with high-end integrated wardrobes and contemporary interior decor. The main bedroom boasts a walk-in wardrobe, dressing area and a lavish tiled en-suite bathroom. The equally impressive main family bathroom is fully tiled and includes a walk-in double shower, WC, and vanity wash hand basin. Throughout the apartment, ample storage facilities enhance the functionality and appeal of this luxurious property.

With electric central heating throughout, well-tended communal gardens and an exclusive Birkdale address, internal inspection of this premium penthouse property is highly recommended to fully appreciate its elegance and potential. Seldom to penthouse apartments of this quality in Birkdale come to market and as such early viewing will be essential to avoid disappointment.





KEY FEATURES

- Luxury Penthouse Apartment
- Four Bedrooms
- Circa 1460 Square Feet
- Expansive Kitchen and Living Area
- Private Lift Access
- Well-Tended Communal Gardens
- Two Allocated Parking Spaces
- Private Intercom System
- Exclusive Birkdale Address





