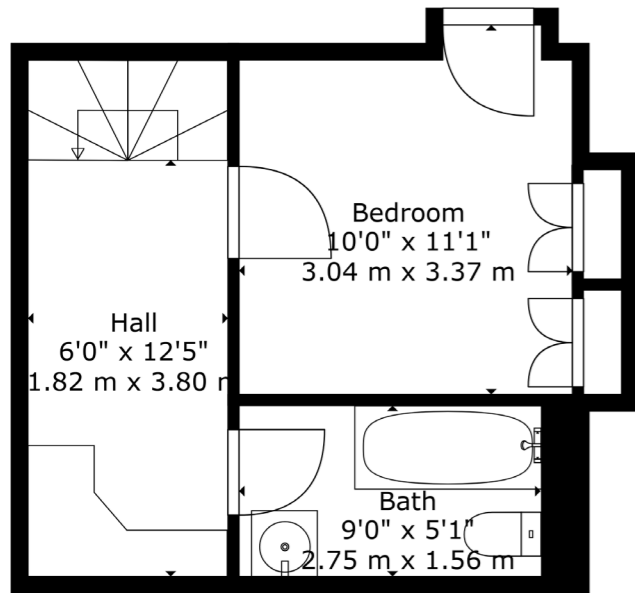


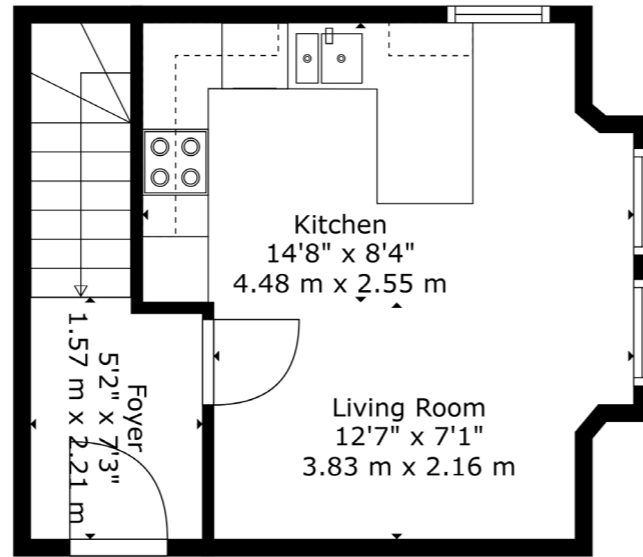


Southport: 01704 778668 Parbold: 01257 442789
 Ormskirk: 01695 570102 Chorley: 01257 241173
 arnoldandphillips.com

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 ESTATE AGENTS



Floor 1



Floor 2

TOTAL: 532 sq. ft, 50 m2
 Below Ground: 265 sq. ft, 25 m2, FLOOR 2: 267 sq. ft, 25 m2
 Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.

Tenure: We are advised by our client that the property is Leasehold
 Lease Term: 250 years from 1st February 2021
 Years Remaining on Lease: 248 years
 Ground Rent Payable: Zero Ground Rent Payable
 Service Charge Payable: £1714 p.a.
 Council Tax: Band: C
 Details Prepared: 23/05/2024

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.



THE LUXURY PROPERTY SPECIALISTS

Lulworth Road, Southport
 Offers in the Region of £125,000



Arnold & Phillips are pleased to bring to market this spacious and well-presented one-bedroom ground floor duplex apartment, located attractively within this gorgeous Victorian apartment complex along Lulworth Road in Birkdale, Southport.

Excellently placed, this spacious property rests within close walking distance of Birkdale Village centre, with its many popular bars, restaurants, shops, and local rail station, providing superb transport and commuter links.

Residing behind electric security gates and with plenty of off-road parking, this attractive property is accessed via the communal front entrance and resides over two floors. The front of the property enjoys a large bay-fronted main dining lounge which flows through to a premium contemporary kitchen which has been finished in a pleasing gloss shaker design and provides an array of wall, base and tower units, featuring a range of integrated appliances and further enjoying premium granite work-surfaces and breakfast bar. This stylish area is flooded in natural light via triple-aspect windows, enjoying pleasant outlooks over the surrounding grounds.

The lower ground floor of the property provides a spacious hallway area which enjoys bespoke fitted office furniture, ideal for use as a study. This flows through to a fully-tiled modern bathroom, which provides bath with overhead shower, WC and wash hand basin, finished in a modern tiled design. The internal accommodation is completed with a rear double bedroom which has been neutrally decorated and provides integrated storage facilities.

Having recently been re-decorated throughout this dynamic duplex apartment combines contemporary apartment living set within a traditional Victorian facade. With a small courtyard ideal for dining al-fresco and beautiful communal grounds, this impressive apartment extends to a comfortable 532 square foot of luxury apartment living accommodation, residing attractively within an impressive setting on the outskirts of Birkdale village. Gas central heating and double glazing are offered throughout, with internal inspection highly advised to fully appreciate all on offer within.





KEY FEATURES

- Ground Floor Duplex Apartment
- One Bedroom
- Circa 532 Square Feet
- Premium Fitted Kitchen
- Bespoke Fitted Office & Bedroom Furniture
- Fully Redecorated with New Carpets Fitted Throughout
- Large Private Courtyard Area
- Off-Road Parking
- Electric Security Gates
- Superb Location

