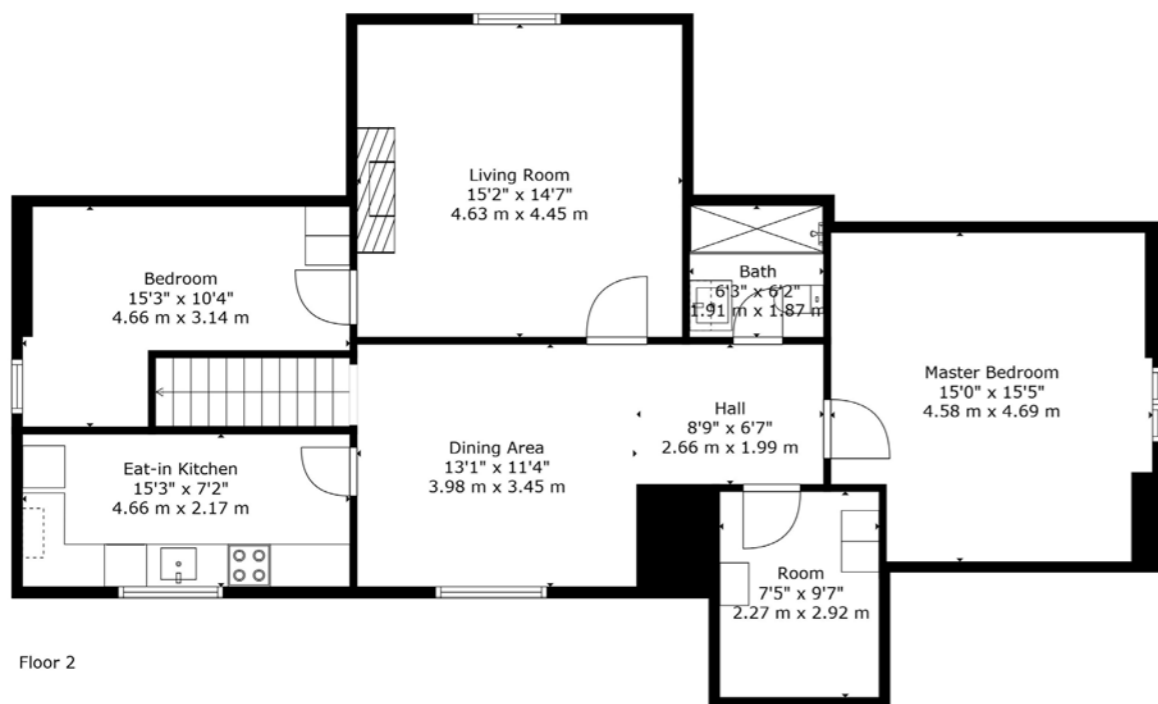




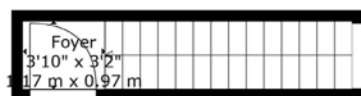
Southport: 01704 778668
Ormskirk: 01695 570102

Parbold: 01257 442789
Chorley: 01257 241173
arnoldandphillips.com

ARNOLD & PHILLIPS
ESTATE AGENTS



Floor 2



Floor 1

TOTAL: 1025 sq. ft, 96 m2
Below Ground: 49 sq. ft, 5 m2, FLOOR 2: 976 sq. ft, 91 m2
EXCLUDED AREAS: LOW CEILING: 95 sq. ft, 9 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
Term of Lease: 999 years from 20.09.1867
Years Remaining on Lease: 842 years
Ground Rent: £20 (Annual Fixed Ground Rent)
Maintenance Charge: £250 quarterly
Council Tax Band: B
Details Prepared: 05/06/2024

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

Oxford Road, Southport
Offers in Excess of £250,000



Arnold & Phillips are pleased to bring to market this well-presented two-bedroom second floor apartment. Situated within a beautifully converted Victorian villa on the popular Oxford Road in Birkdale, Southport with the Royal Birkdale Golf Club and the Dunes close by.

Ideally positioned, this versatile property spans the entire top level of this attractive building and is located within close proximity to Birkdale village, which boasts a range of local amenities and excellent transport links via the nearby rail station.

The apartment is approached via a private driveway that offers off-road parking, whilst the charming building has recently benefitted from a new roof. Bathed in natural light from multiple picture windows, the characterful apartment features two spacious reception rooms and an additional office/snug, with the main living room centred around a feature fireplace.

Both bedrooms are spacious and neutrally decorated. Centrally located is a fitted modern bathroom with a walk-in shower, WC, and vanity wash hand basin, finished in a pleasing contemporary tiled design. The internal accommodation is completed with a fitted kitchen that, while requiring modernisation, is perfectly functional and offers an array of units, integrated appliances, and contrasting work surfaces.

The property also enjoys well-established large communal gardens, a secure intercom system, and can be offered both furnished or unfurnished. Extending to a generous 1,025 square feet of living accommodation, internal inspection is highly advised to fully appreciate all this appealing property has to offer.

