



# Philip Leverhulme Lodge, Port Sunlight

£175,000

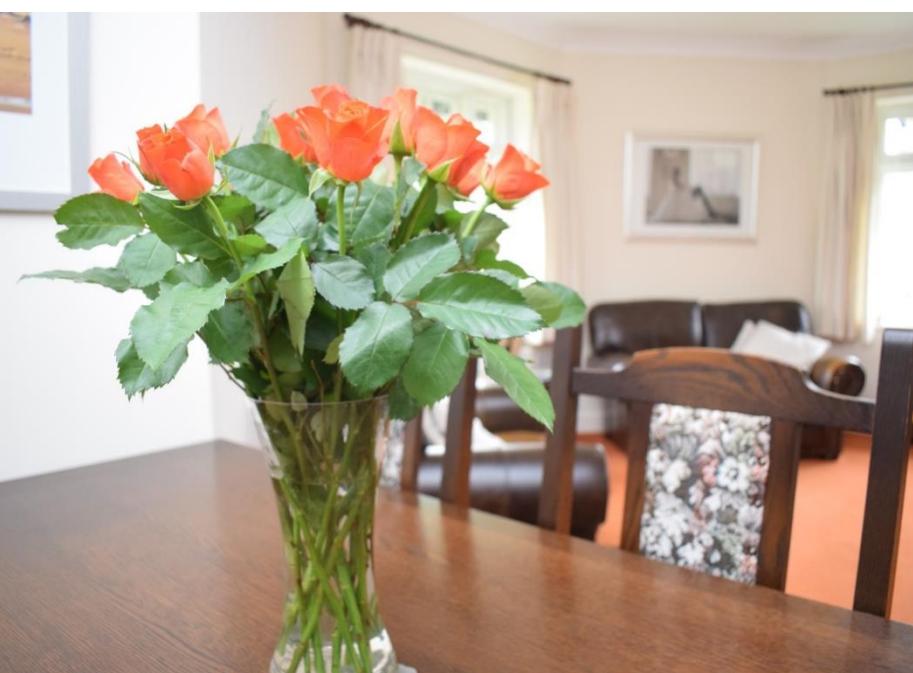


**LESLEY HOOKS**  
ESTATE AGENTS





Nestled in the heart of the historic Port Sunlight village, this spacious first-floor apartment is part of a small and select development consisting of just ten exclusive apartments. Its location offers the perfect blend of modern convenience and timeless charm, with all the amenities of Port Sunlight right on your doorstep. The apartment is thoughtfully designed to integrate seamlessly with the village's renowned architecture, featuring a combination of gas-fired central heating and secondary glazing for optimal comfort. As you step inside, you'll find a welcoming communal entrance leading to a hallway equipped with built-in storage cupboards. The layout includes a generously-sized lounge and dining room, perfect for entertaining or relaxing. The kitchen is both stylish and functional, boasting smart fittings and integrated appliances to cater to all your culinary needs. Two double bedrooms provide ample space for rest and relaxation, while the three-piece bathroom features a shower and shower screen over the bath, ensuring a luxurious bathing experience. One of the highlights of this apartment is its dedicated parking bay located at the rear, along with ample visitor parking for guests. The communal gardens offer a peaceful retreat and add to the overall appeal of the property. The prime location places you within walking distance of two train stations, making commuting a breeze. Additionally, local shops and all the attractions of Port Sunlight Village are just a short stroll away, ensuring you have everything you need at your fingertips. Ready for immediate occupancy, this apartment is a rare find in a sought-after location, promising a lifestyle of comfort and convenience amidst the charming backdrop of Port Sunlight Village. Leasehold. Council tax band D. Superfast broadband.



**Hallway**

17'5" (5.31m) Max x 7'6" (2.29m) Max

**Lounge Dining Room**

18'7" (5.66m) Max x 16'5" (5m) Max

**Kitchen**

9'3" (2.82m) x 7'4" (2.24m)

**Bedroom One**

13'5" (4.09m) x 9'1" (2.77m)

**Bedroom Two**

9'11" (3.02m) x 7'10" (2.39m)

**Bathroom**

6'10" (2.08m) x 6'7" (2.01m)





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(82 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

**Contact Us:**

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Disclaimer: Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order of fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures and fittings. Please note: if you are buying a leasehold property, please ensure that all details and conditions of the lease are checked with your solicitor prior to you incurring any costs as additional fees could be incurred for items such as leasehold packs.