



Lancaster Lodge, Lancaster Road, Birkdale, Southport, PR8 2LE

NO CHAIN - This spacious, three bedroom, second floor, purpose built apartment with lift access, garage and balcony is located to the shore side of Birkdale within easy reach of many local amenities.

The apartment enjoys the benefit of well proportioned and attractively planned accommodation installed with upvc double glazing and gas central heating briefly comprising private Hall with store cupboard, spacious Living Room with Balcony, Kitchen, three Bedrooms, Shower room and separate WC. Furthermore there is a roof top balcony and communal storage room, which can be accessed by all the residents.

Outside, there are established communal gardens to the front with a driveway to the side leading to residents parking and a single garage at the rear. The development occupies a prime residential location to the shore side of Birkdale, conveniently a short 5 minute drive or 12 minute walk to Birkdale Village which hosts many restaurants, bars and shops.

The town centre and foreshore are readily accessible, as is the railway station on the Southport/Liverpool commuter line and a number of highly regarded golf courses including Royal Birkdale.

Price: £179,950 Subject to Contract

Second Floor:

Hall

With store cupboard

Living Room - 5.03m x 4.78m (16'6" x 15'8")

Balcony - 4.9m x 1.12m (16'1" x 3'8")

Kitchen - 3.48m x 2.62m (11'5" x 8'7")

Bedroom 1 - 4.8m x 2.77m (15'9" x 9'1")

Bedroom 2 - 3.48m x 2.57m (11'5" x 8'5")

Bedroom 3 - 3.63m x 2.41m (11'11" x 7'11")

Shower Room - 2.39m x 1.85m (7'10" x 6'1")

WC - 1.8m x 0.86m (5'11" x 2'10")



Outside:

There are established communal gardens to the front with a driveway to the side leading to residents parking and a single garage at the rear.

Council Tax:

Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band (D)

Tenure:

Leasehold for the residue term of 999 years from 1st January 1882 subject to an annual ground rent of £17.50

Service Charge:

£1,724.55 per annum which is a contribution towards the general maintenance, building insurance, lift maintenance, cleaning and lighting of the communal areas etc.

Mobile Phone Signal

Check signal strengths by clicking this link:

<https://www.signalchecker.co.uk/>

Broadband

Check the availability by clicking this link:

<https://labs.thinkbroadband.com/local/index.php>

NB:

We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

Second Floor

Approx. 88.0 sq. metres (946.9 sq. feet)



Total area: approx. 88.0 sq. metres (946.9 sq. feet)

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	