Chris Tinsley



Flat 2, Lancaster Lodge
Lancaster Road, PR8 2LE £158,500
'Subject to Contract'

Nestled within the sought-after Lancaster Lodge development, this well-presented ground-floor, purpose-built two-bedroom flat is just moments from Waterloo Road and the charming village of Birkdale. The property offers a thoughtful layout with a comfortable lounge, a modern separate breakfast kitchen, two double bedrooms, and a bathroom with WC. Large Upvc sliding patio doors open to a front-facing patio, overlooking the communal gardens, perfect for relaxing outdoors. The development also boasts a private garage to the rear, featuring a remote-controlled up-and-over door with electric light and power. With bus links, championship golf courses, and Birkdale Village all close by, and with Southport-to-Liverpool train links conveniently accessible, this location blends comfort with connectivity. Southport Town Centre and Lord Street are just a short distance away. Early viewing is highly recommended!

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Southport's Estate Agent

Chris Tinsley Estate Agents is a trading name of ECT Consultancy Services Limited, Company number 05388167, registered in England and Wales

Ground Floor
With communal entrance door and entry phone access to the lobby.

Private entrance hall
L-shaped entrance hall with entry phone handset and useful built-in storage cupboard with hanging space and shelving.

Lounge - 4.78m x 4.04m (15'8" x 13'3" overall measurements)
Upvc double-glazed sliding patio door opens to front-facing patio overlooking the communal gardens.

Breakfast Kitchen - 2.34m x 4.06m (7'8" x 13'4")
Upvc double-glazed window overlooks communal gardens. A modern-style breakfast kitchen with a range of built-in base units including cupboards and drawers, wall cupboards, and working surfaces incorporating breakfast bar. There is a circular single-bowl sink unit with mixer tap and drainer. Appliances include electric oven, four-ring ceramic-style hob with funnel-style extractor over, integral fridge and freezer. Plumbing is available for washing machine, and separate wall cupboard houses the 'Ferroli' combination-style gas-fired boiler system. Part wall tiling and tiled flooring.

Bedroom 1 - 3.63m x 2.51m (11'11" x 8'3")
Upvc double-glazed window.

Bedroom 2 - 3.12m x 2.41m (10'3" x 7'11" to rear of wardrobes)
Upvc double-glazed window.

Bathroom/WC - 1.78m x 2.59m (5'10" x 8'6")
Three-piece suite comprising of pedestal wash hand basin incorporating low-level WC with vanity cupboards below, vanity wall mirror over, and recessed spot lighting with corner glazed shelving and wall cabinetry. Panel bath with folded shower screen and “Triton” electric shower. Tiled walls and flooring, and extractor fan.

Outside
The property provides hard surface access leading to rear, partially elevated with garage via up-and-over door, measuring 5.16m x 2.62m (16'11" x 8'7"), with remote-controlled up-and-over door and featuring electric light and power supply points. The further communal gardens are well screened and hidden from the rear of the property with plants, shrubs, and trees. We also understand there is a communal storage cupboard located to the top floor of the development

Council Tax
Sefton MBC band C.

Tenure
Leasehold for 999 (less 10 days) years from 1 January with a ground rent of £17.50.

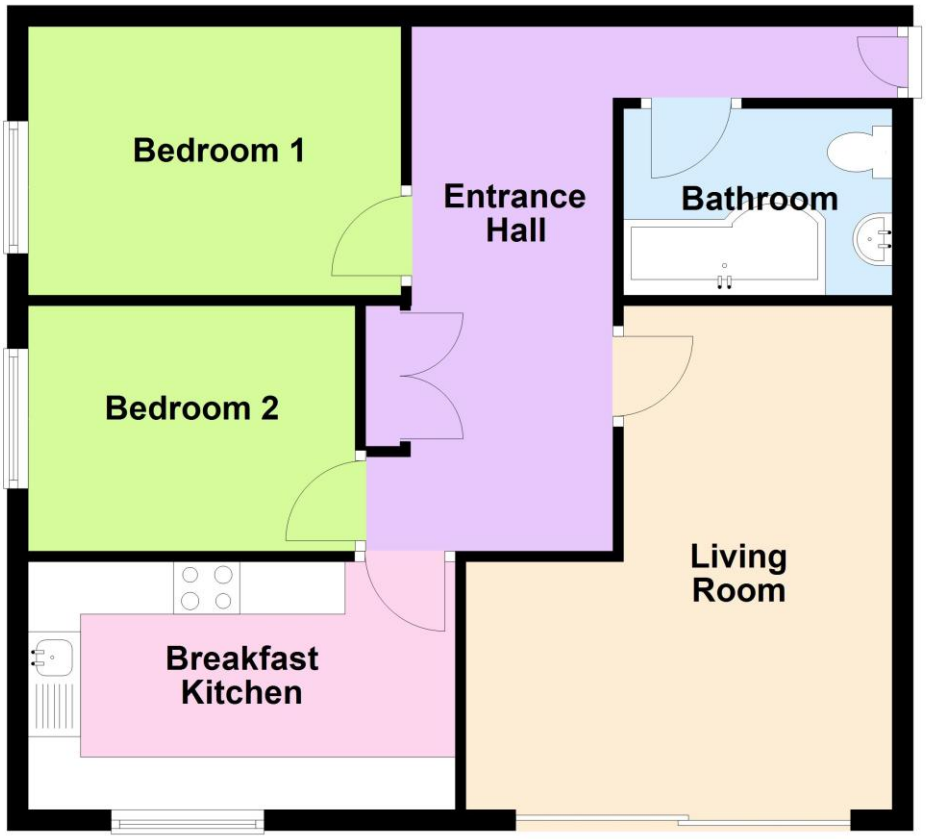
Maintenance
We understand that a residents run management comity have appointed Westbridge Facilities Management supervise the day to day running of the development and the current service charge is payable in the region of £181.18 per month to include building insurance.








Ground Floor









Chris Tinsley Estate Agents confirm that they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.