



**Flat 6, Lancaster House  
4 Lancaster Rd, Birkdale, PR8 2FZ £285,000  
'Subject to Contract'**

Discover comfortable living in this purpose-built, three-bedroom apartment, ideally situated in a sought-after location convenient for the specialty shops and eateries at Birkdale Village. This second-floor apartment offers generous, well-proportioned accommodation designed for modern lifestyles, accessible via a communal lift for ease and convenience. Welcoming private entrance hall, leading to a spacious lounge, expansive dining kitchen, perfect for relaxed meals and entertaining, featuring contemporary fittings and integrated appliances. There are three double bedrooms, ensuring ample space, with the main bedroom benefiting from extensive built-in wardrobes and a private en-suite shower room. A further modern bathroom serves the additional bedrooms.

## Communal Entrance

Video entry phone system. Stairs and lift to all floors.

## Second Floor

### Private Entrance Hall

Video entry phone handset. Deep cloaks/ storage cupboard housing the 'Valliant' gas central heating boiler.



### Lounge - 5.23m x 3.61m (17'2" into bay x 11'10")

UPVC double glazed bay window overlooking Lancaster Road. Wall light points, electric, living flame effect fire and attractive surround and hearth.

### Dining Kitchen - 6.1m x 3.05m (20'0" x 10'0" excluding door recess)

UPVC double glazed windows to both the front and side. Single drainer, one and half bowl sink unit and mixer tap, a range of base units with cupboards and drawers, wall cupboards and working surfaces. Mid way wall tiling, under unit spot lighting. Five burner gas hob with cooker hood above and split level one and half electric oven, integrated washing machine and dishwasher.

Recessed spot lighting.



### Bedroom 1 - 3.78m x 3.25m (12'5" x 10'8" extending to 14'5" to front of wardrobes)

Two UPVC double glazed windows. Extensive built in wardrobes, display shelving and recessed spot lighting.



### Ensuite Shower Room - 1.6m x 1.78m (5'3" x 5'10")

White suite including wash hand basin, low level WC, corner entry shower enclosure with thermostatic shower. Recessed spot lighting, extractor, electric shaver point, towel rail/radiator, part tiled walls and tiled floor.

### Bedroom 2 - 3.56m x 3.15m (11'8" to front of wardrobes x 10'4")

UPVC double glazed window and a range of recessed fitted wardrobes.

### Bedroom 3 - 3.07m x 4.29m (10'1" x 14'1" excluding recesses)

UPVC double glazed windows.



### Bathroom/WC - 1.55m x 2.59m (5'1" x 8'6")

White suite including wash hand basin, low level WC, bath with shower screen and thermostatic shower, part tiled walls and floor, vanity mirror and lighting.



## Outside

Communal gardens, allocated car parking space.

## Service Maintenance

We are advised that Curlett Jones of Lord Street Southport in conjunction with a Residents Committee supervise the day to day running of the development and the current service charge is in the region of £300 per quarter.

## Tenure

Leasehold for the remainder of 999 years from, 1 January 2002.



## Council Tax

Sefton Band E.

## Second 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.