



Clairville, Lulworth Road, Birkdale, Southport PR8 4PS

An early viewing is strongly recommended of this beautifully presented, purpose built flat occupying a second/top floor position in a sought after development, well placed for accessing the amenities of Birkdale Village and Southport town centre.

Much improved by the current owners, the double glazed and gas centrally heated accommodation briefly comprises: Hall with built in storage cupboards, Lounge/Dining Room with enclosed Balcony overlooking the communal gardens, modern fitted Kitchen, two Bedrooms, Shower Room and separate WC.

Outside, there are well maintained, extensively lawned, communal gardens and residents parking.

The development is located to the corner of Gloucester Road and Lulworth Road within easy reach of Birkdale Village and the railway station on the Southport/Liverpool commuter line. The town centre is readily accessible and there are public transport facilities immediately adjacent.



Price: £170,000 Subject to Contract

Second Floor:

Hall

Cloaks

Lounge/ Dining Room - 4.83m x 4.7m (15'10" max x 15'5" max)

Enclosed Balcony

Kitchen/ Breakfast Room - 3.96m x 2.31m (13'0" x 7'7")

Utility - 1.98m x 1.12m (6'6" x 3'8")

Bedroom 1 - 4.62m x 3.3m (15'2" x 10'10")

Bedroom 2 - 3.48m x 2.24m (11'5" x 7'4")

Shower Room - 2.74m x 1.98m (9'0" x 6'6")

WC

Outside:

There are well maintained, extensively lawned, communal gardens and residents parking.

Council Tax:

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

Tenure:

Leasehold for the residue of a term of 998 years from 25th March 1924 subject to ground rent of £25 per annum

Service Charge:

We are advised the current service charge amounts to £1,620 per annum (As of February 2026) as a contribution towards the heating, lighting and cleaning of the communal areas, upkeep of the gardens, buildings insurance and managing agents fees.

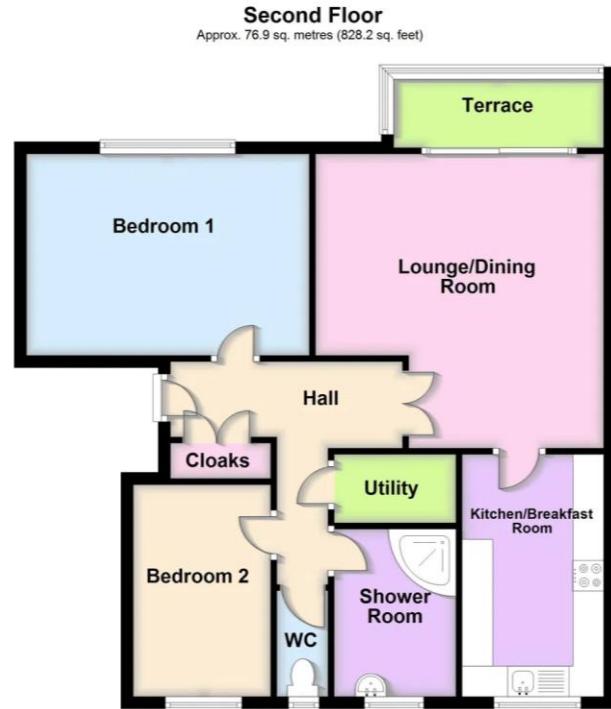
NB:

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

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Karen Potter Estate Agents confirm 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 as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. If you are travelling any distance to view a property you are advised to check its availability before setting out. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	74	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC