



Flat 8, 'Birkdale Mansions'
14 Lulworth Road, Birkdale, PR8 2AW
£149,950 Subject to Contract

Discover this purpose-built ground floor apartment occupying a sought-after position on Lulworth Road, just a short stroll from the heart of vibrant Birkdale Village. Renowned for its wealth of boutique shops, independent restaurants, wine bars and cafés, Birkdale also benefits from a direct Southport-to-Liverpool rail link, whilst several championship golf courses, including the Royal Birkdale, host of The Open Championship, Lord Street and Southport town centre are all within easy reach. Offered for sale with vacant possession and no onward Chain Delay, the apartment presents an excellent opportunity for owner-occupiers, downsizers and buy-to-let investors alike. The well-planned accommodation briefly comprises a communal entrance leading to a private hallway, spacious open-plan lounge and dining area with fitted kitchen, two double bedrooms, the principal bedroom benefiting from an en-suite shower room, together with a separate bathroom/WC and useful storage cupboard. Externally, the development enjoys attractive communal gardens and an allocated parking space to front. The property further benefits from a residents' Right To Manage company overseeing the day-to-day running of the development, making this a well-maintained and convenient place to call home. Early inspection is strongly recommended to appreciate the accommodation, location and lifestyle on offer.

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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

Communal Entrance

Stairs leading to lower ground floor rear, communal storeroom, private entrance door leading to...

Private Entrance Hall

Slimline electric wall heater, recessed spotlights, woodgrain laminate flooring, door leads to...

Built-In Cupboard - 2.13m x 1.52m (7'0" x 5'0" into recess)

Housing pressurized hot water cylinder, electrical consumer unit and shelving.

Through Lounge/Dining/Kitchen - 9.93m x 3.02m (32'7" x 9'11")

Upvc double glazed French doors to parking and communal gardens, arched Upvc double glazed windows to side, woodgrain laminate flooring, coal-effect fire, open-plan to kitchen with cupboards, oven, hob, fridge/freezer, plumbing for washing machine, entry phone.

Bedroom 1 - 5.36m x 2.59m (17'7" x 8'6")

Upvc double glazed window to rear, laminate flooring, fitted wardrobe, door to...

En-Suite Shower/WC - 0.97m x 1.78m (3'2" x 5'10")

Low level WC, wash hand basin, step-in shower enclosure, tiled walls and towel rail.

Bedroom 2 - 4.29m x 2.24m (14'1" x 7'4")

Upvc double glazed window, electric wall heater.

Bathroom/WC - 2.13m x 1.93m (7'0" x 6'4")

Low level WC, wash hand basin, panelled bath, tiled walls and towel rail.

Outside

Communal gardens with established plants, shrubs and trees, allocated parking space (No. 5) located to the front of the development.

Maintenance

We understand that a residents' RTM (Right to Manage) Limited Company supervises the day-to-day running of the development and have appointed Lyn Thompson to handle the daily process, with service charge payable per calendar month in the region of £155 to include building insurance. We understand that flats can be sublet also, and the maintenance covers communal lighting, cleaning, gardening, window cleaning, and sinking fund. (Subject to formal verification)

Council Tax

We understand from information provided by the local authority that the property is in Council Tax Band D. This information is provided for guidance only and should be verified by the purchaser.

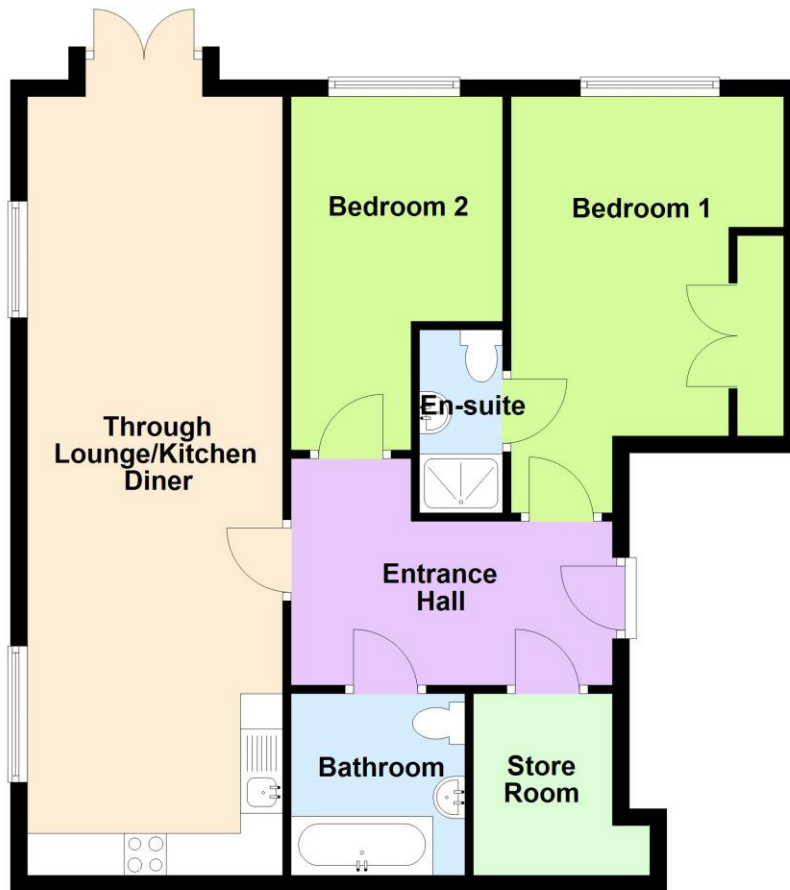
Tenure

We have reviewed the Land Registry title and understand the tenure to be Leasehold for the residue term of 250 years from 1st January 2004. This information is provided in good faith and should be verified by the purchaser's solicitor.



Ground Floor

Approx. 73.1 sq. metres (787.2 sq. feet)



Total area: approx. 73.1 sq. metres (787.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)		82
D (55-68)	73	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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.