



## 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:

Service Charge amounts to £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.

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

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.