



Sherwood Lodge, Lulworth Road,  
Southport, PR8 2AS  
**Price: £180,000** Subject to Contract

NO CHAIN - An early inspection is highly recommended of this very well presented, purpose built, ground floor flat, located to the shore side of Birkdale, conveniently placed for access to Southport Town Centre and Birkdale Village, together with the railway station on the Southport/Liverpool commuter line.

The flat is installed with gas central heating and uPVC double glazing, briefly comprising Hall, Lounge-Dining Room with Balcony off, modern fitted Kitchen, two Bedrooms (Bedroom 1 with fitted wardrobes), and a Shower Room.

Outside, there are established communal gardens adjoining the development with parking to the rear and a DOUBLE GARAGE included in the sale.



## Ground Floor:

### Hall

**Lounge/ Dining Room** - 6.35m x 4.9m (20'10" max x 16'1")

**Balcony** - 2.69m x 0.99m (8'10" x 3'3")

**Kitchen** - 3.02m x 2.92m (9'11" x 9'7")

**Bedroom 1** - 4.34m x 3.91m (14'3" x 12'10" max)

**Bedroom 2** - 3.33m x 2.46m (10'11" x 8'1")

**Shower Room** - 3.02m x 2.21m (9'11" x 7'3")

### WC

### Store

### Store

## Outside:

There are established communal gardens adjoining the development with parking to the rear and a DOUBLE GARAGE included in the sale.

## Council Tax:

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

## Tenure:

Leasehold for a residue of 999 years from 5th April 1971 with a ground rent of £80 per annum.

## Service Charge:

We are advised the current service charge (as of November 2024) £1,400 per annum to include communal electricity; gardening; cleaning of communal areas; window cleaning and managing agent's fees.

## Mobile Phone Signal

Check signal strengths by clicking this link:

<https://www.signalchecker.co.uk/>

## Broadband

Check the availability by clicking this link:

<https://labs.thinkbroadband.com/local/index.php>

## NB:

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



## Ground Floor

Approx. 82.4 sq. metres (886.4 sq. feet)



Total area: approx. 82.4 sq. metres (886.4 sq. feet)

**AWAITING EPC**