



Lancaster Gardens, Lancaster Road, Birkdale, Southport PR8 3BQ

AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED of this generously proportioned, purpose built, second/top floor apartment with balcony overlooking Lancaster Road and located within a sought after development to the shore side of Birkdale.

The apartment has the benefit of lift access and is installed with gas central heating and uPVC double glazing briefly comprising Private Hall with cloaks cupboard and loft access, Front Lounge/Dining Room, Balcony, Fitted Kitchen (with integrated appliances including dishwasher, oven and hob) 3 Bedrooms (the principal with En-Suite Shower Room) and main Bathroom.

There are established, communal garden areas adjoining the development and there is a garage, forming part of a separate block to the rear, with remotely operated door, power and light connected.

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: £260,000 Subject to Contract



Second Floor
Approx. 94.7 sq. metres (1019.2 sq. feet)

Ground Floor:

Communal Entrance:
with lift and staircase to all floors

Second Floor:

Hall

Lounge/Dining Room - 7.01m x 3.61m (23'0" x 11'10")

Balcony

Kitchen/Breakfast Room - 3.48m x 3.23m (11'5" x 10'7")

Bedroom 1 - 4.93m x 3.18m (16'2" x 10'5")

En-Suite Shower Room - 2.67m x 1.45m (8'9" x 4'9")

Bedroom 2 - 3.23m x 3.18m (10'7" x 10'5")

Bedroom 3 - 2.36m x 2.11m plus door recess (7'9" x 6'11")

Bathroom - 2.67m x 2.24m (8'9" x 7'4")

Outside:

There are established, communal garden areas adjoining the development and there is a garage, forming part of a separate block to the rear, with remotely operated door, power and light connected.

Council Tax:

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

Tenure:

Leasehold for a residue term of 999 years from 19th September 1984 with an annual ground rent of £35, payable in two half yearly amounts of £17.50.

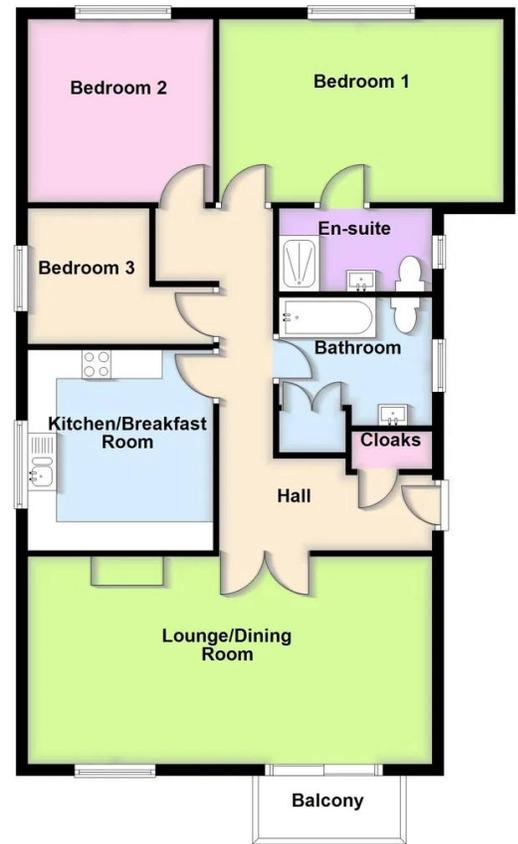
Service Charge:

The current service charge (accurate as of July 2025) amounts to £1920 per annum, which covers gardening, window cleaning, lighting, heating and cleaning of the communal areas, lift maintenance and a sinking fund.

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) A		
(81-91) B		
(69-80) C	72	74
(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	

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.