

exp[®]

LUXURY

APARTMENT 7

WESTVIEW, WELD ROAD,
BIRKDALE, PR8 2FW



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TOTAL APPROX. FLOOR AREA: 1,066 SQ FT

SET WITHIN THE PRESTIGIOUS WEST VIEW DEVELOPMENT ON WELD ROAD AND JUST MINUTES ON FOOT FROM BIRKDALE VILLAGE, THIS EXCEPTIONAL SECOND-FLOOR APARTMENT EXTENDS TO OVER 1,000 SQUARE FEET OF METICULOUSLY UPGRADED LUXURY LIVING WHERE A SIGNIFICANT INVESTMENT BY THE CURRENT OWNER HAS ELEVATED AN ALREADY PREMIUM HOME INTO SOMETHING VERY SPECIAL.



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WESTVIEW - THE DEVELOPMENT

Westview is a premium development of nine apartments and three townhouses, conceived and delivered by a local bespoke developer Intuita and completed in the second half of 2024. Set on Weld Road in just a stone's throw from Birkdale Village, the project sits comfortably within its surroundings, its contemporary red brick and rendered façade reading confidently alongside the traditional residential character of one of the area's most sought-after addresses. The architecture is clean and purposeful, the landscaping well-maintained throughout, and the overall impression from arrival is of a boutique community that has been thought through and well built.

Residents benefit from a remotely accessed gated entrance, lift access to all floors, private allocated parking with EV charging, and well-appointed communal areas that reinforce the premium nature of the development. Each apartment was originally specified with Porcelanosa sanitaryware and tiling, bespoke cabinetry, and AEG integrated appliances as standard; a base that the current owners have since elevated further still, with extensive upgrades to finish, fixtures, and décor since taking ownership.

It's worth noting the developments apartment owners are in the final stages of acquiring the FREEHOLD where the tenure was leasehold with a 999-year lease from 2024.

DISTANCES

- BIRKDALE VILLAGE: 5 MIN WALK
- NEAREST TRAIN STATION: 5 MIN WALK
- NEAREST BUS STOP: 2 MIN WALK
- VICTORIA PARK: 15 MIN WALK
- ROYAL BIRKDALE GOLF COURSE: 5 MIN DRIVE
- FORMBY: 15 MIN DRIVE
- LIVERPOOL CITY CENTRE: 60 MIN DRIVE
- M58/M57: 25 MINS
- M6: 35 MINS

THE APARTMENT

What the current owners have done since taking ownership takes a premium apartment to an entirely different level. An investment of over £50,000 has been poured into the apartment, with every upgrade chosen with real precision and an exceptionally good eye for quality and design. The result is a home that looks and feels far removed from anything else currently available in Birkdale at this price point.

Across 1,066 square feet of beautifully considered living space on the second floor, this apartment offers two bedrooms, two bathrooms, a spectacular open-plan kitchen, dining and living space, and two outdoor terraces with the front terrace being as well-dressed as the interior.



ACCOMMODATION IN BRIEF

- Open plan kitchen/living/dining
- Large open southwest front facing terrace
- Utility room
- Two bedrooms
- Two bathrooms (1 ensuite)
- Bedrooms share a second east facing terrace which is covered

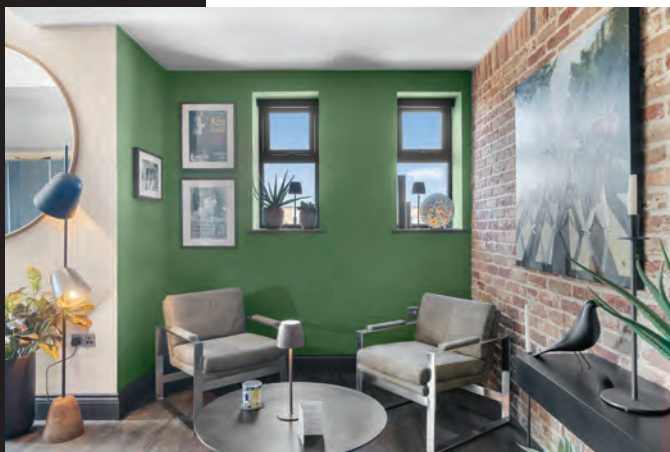
INCLUDED

- Remote gated access
- Communal gardens
- Lift access
- 1 Private allocated parking space
- EVC point

INSIDE

Entrance is via a central hallway finished in Amtico scorched timber flooring, which runs throughout all the apartment and carries with it the added benefit of underfloor heating across all living areas and bathrooms. From the moment you arrive, the finish is warm, rich, and unmistakably stylish.

The open-plan living, dining and kitchen space is the heart of the apartment, and it is outstanding. The living room is anchored by an exposed brick feature wall; a bold statement that gives the room genuine character. Bespoke floating shelving and a wall-mounted television sit against the brick, while green accent Farrow & Ball walls provide the perfect backdrop for the owners' artwork. This is not an apartment that has been dressed to sell.





The kitchen is a full Porcelanosa installation of the highest order. Handleless units in a rich, dark wood-effect finish run floor to ceiling, paired with Corian Lava Rock worktops throughout. Appliances include a downdraft induction hob set flush into the island, integrated fridge freezer, and dishwasher. LED under-cabinet lighting runs the full length of the kitchen run, with copper pendant lights over the island adding warmth and atmosphere and there is a handy bifold door opening directly to the main terrace. A separate utility/laundry room keeps everything practical and entirely out of sight.

The dining area connects seamlessly to both the living zone and the kitchen, its own copper pendant light above the table continuing the design language of the room. Bi-fold doors open directly onto the main terrace, with apex glazing above drawing natural light deep into the space throughout the day. Luxaflex electric blinds provide complete control when needed.

The primary bedroom is a room that delivers the feel of a boutique hotel without trying too hard. A statement, stone-effect wall covering carries through from the hallway, framing the entrance to the Fiore-designed ensuite shower room. French doors lead to a shared terrace, dressed with Perfect Fit up/down blinds for total privacy and light control. The ensuite itself features Fiore wall panels, a floor-mounted WC, a statement floating basin and a walk-in shower, finished to a standard entirely consistent with the rest of the apartment.

Bedroom two is a well-proportioned double, also benefiting from access to the covered terrace shared with the primary bedroom. It is served by a second bathroom that is equally well specified; Bespoke Fiore wall panels throughout, Fiore wall panel surface radiator, walk-in shower, vanity basin, and WC, all finished with the same attention to detail that defines every corner of this apartment.







OUTSIDE SPACE

The main terrace is one of the defining features of this apartment and one of the finest private outdoor spaces in the development. Accessed directly from the living and dining area via full-width bifold doors, and through the kitchen area, it's a space that works as comfortably for a morning coffee as it does for an evening with guests. A second covered terrace, accessed from both bedrooms, offers a more private and sheltered outdoor retreat; a calm, enclosed space with a real sense of separation from the main living areas.

THE OPPORTUNITY

Apartments of this calibre rarely reach the open market in Birkdale. Whoever buys this property is not simply acquiring a home, they are inheriting the vision, investment and taste of owners who have clearly completed a wonderful job. The specification is serious, the finish is exceptional, and at this price point this represents outstanding value for everything on offer. One viewing will be enough.



ABOUT THE AREA

Birkdale is one of the North West's most quietly confident addresses, sitting between open coastline and a polished village centre that has the kind of character that takes years to build. Weld Road places you conveniently 5 minutes' walk to the village, with independent shops, cafés, bars, and restaurants all within easy reach. Royal Birkdale Golf Club, a regular host of The Open Championship, sits less than a mile away, and Southport's broader town centre, with Lord Street's famous tree-lined boulevard, theatre and arts venues, is just minutes by car or train. It's the kind of address that holds its value, its reputation, and its appeal across generations.

TRANSPORT

Birkdale train station is within easy walking distance of Westview, placing residents on the Merseyrail Northern Line with direct services into Southport and Liverpool city centre. Liverpool Central can be reached in under an hour, making this a genuinely practical base for professionals commuting into the city. Junction 3 of the M58 provides straightforward road access towards the M6 and the wider motorway network, with Manchester, Preston, and Liverpool all within comfortable driving distance. Both Manchester and Liverpool Airports are accessible in approx. 50 – 60 minutes' drive.

SCHOOLS

While Westview is best suited to professionals and those looking to downsize into high-quality, low-maintenance living, the surrounding area is well served for completeness. Birkdale and the wider Southport area have a strong selection of both state and independent schools, including Greenbank High School and Christ the King Catholic High School. For independent education, Scarisbrick Hall School is the standout choice in the area, closer than most alternatives and widely regarded as one of the North West's finest, offering a strong academic and co-curricular programme from early years through to sixth form.



PROPERTY INFORMATION

Tenure: Leasehold 999-year lease started IN 2024 (997 years left). All owners are in the final stages of process of acquiring the FREEHOLD.

Ground Rent: ZERO

Service Charge: Currently £1,306.68 p.a.

Services: Mains water, Electric, Central heating, Double glazing, Underfloor heating in kitchen, lounge, & all bathrooms, Ultrafast broadband (estimated), CCTV, 1 Allocated secure parking space with EVC point.

EPC: C

Council Tax Band: D

Local Authority: Local Authority & Council Tax: Sefton Council with One-stop shop at Southport located within The Atkinson, Lord Street, Southport, PR8 1DB contact@sefton.gov.uk

Viewing: Strictly by appointment via Karl Ormerod Tel: 07443 645157

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller. Brochure by kameleonagency.com

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Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.

LUXURY HOMES DESERVE
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Contact me to arrange
your personal viewing.

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