



Hollyhurst Lodge, Weld Road, Birkdale, Southport PR8 2DL

An excellent opportunity to purchase a very well presented purpose built second floor apartment having the benefit of a front facing balcony overlooking Weld Road.

The apartment offers well planned accommodation comprising Communal Entrance Hall, Private Hall with entryphone system, front Lounge/Dining Room with Balcony, fitted Kitchen, two double Bedrooms and modern Bathroom. Gas central heating and upvc double glazing are installed. Outside there are communal gardens, parking and a garage.

The development occupies a particularly convenient location for access to the many amenities of Birkdale Village together with the railway station on the Southport/Liverpool commuter line. The town centre of Southport is also readily accessible.



Price: £170,000 Subject to Contract

Ground Floor:

Communal Entrance - With staircase to all floors

Second Floor:

Kitchen - 4.31m x 2.48m (14'1" x 8'1") overall

Lounge/Dining Room - 4.92m x 4.52m (16'1" x 14'10") overall

Bedroom 1 - 4.52m x 3m (14'10" x 9'10") into wardrobes

Bedroom 2 - 3.89m x 3.07m (12'9" x 10'1")

Bathroom - 2.01m x 1.65m (6'7" x 5'5")

Outside:

There are established communal gardens adjoining the development, the front incorporating shared parking spaces. There is a driveway to the side leading to a garage and forming part of a separate block to the rear.

Council Tax:

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

Tenure:

Leasehold for the residue of a term of 890 years from 25th March 1973 subject to an annual ground rent of £15.

Service Charge:

The current service charge amounts to £375 per quarter, as a contribution towards communal cleaning and electricity, Building Insurance, general maintenance, gardening, window cleaning and the sinking fund.

NB:

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

© 2026 All Rights Reserved



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	67	
(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.