

LEASEHOLD



Apartment (EPC Rating: )

# WESTVIEW APARTMENT 2 25 WELD ROAD, SOUTHPORT, PR8 2DR

Price Guide

**£375,000**



# 2 Bedroom Apartment located in Southport

Welcome to this delightful apartment located at 25 Weld Road, a perfect blend of modern living and traditional charm. Built in 2004, this property is part of a secure, gated community that has been thoughtfully designed by a skilled local developer. The architecture harmonises beautifully with the traditional aesthetic of Birkdale, while still providing a fresh and contemporary feel.

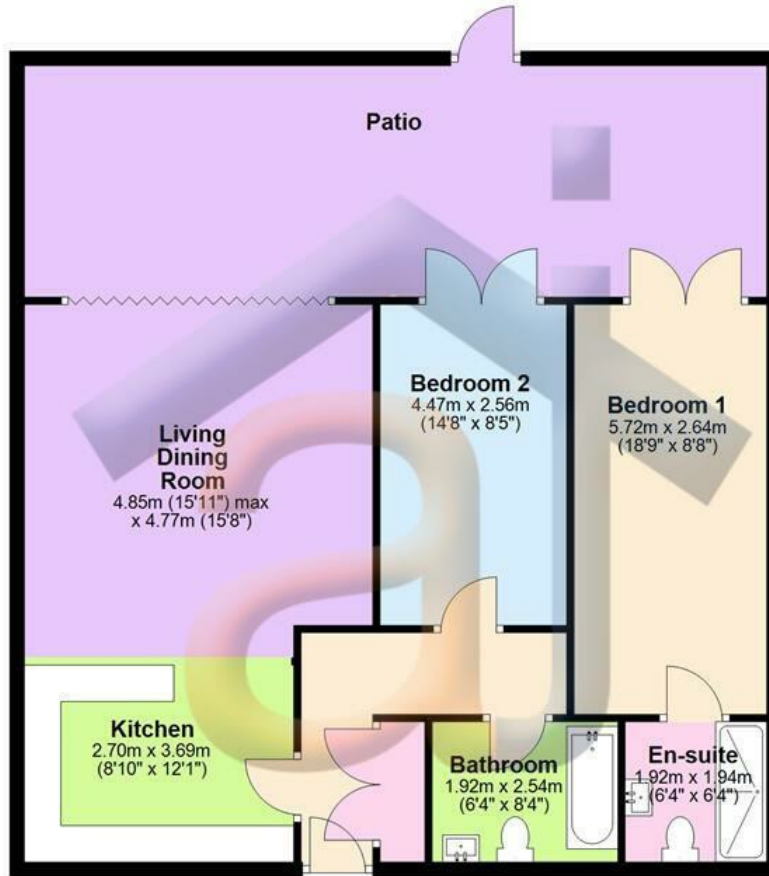
This spacious apartment features two well-appointed bedrooms and two bathrooms, making it an ideal choice for couples, small families, or those seeking a comfortable space to entertain guests. The inviting reception room offers a warm and welcoming atmosphere, perfect for relaxation or social gatherings.

One of the standout features of this property is its prime location. Just a leisurely stroll away, you will find the vibrant heart of Birkdale Village, where charming independent shops and inviting eateries await. This proximity allows residents to enjoy a lifestyle of total convenience, with everything you need right on your doorstep.

Additionally, the apartment includes parking for one vehicle, ensuring that you have a secure and convenient place for your car. Whether you are looking to invest in a new home or seeking a rental opportunity, this apartment at 25 Weld Road presents an excellent choice in a desirable location. Don't miss the chance to experience the best of Birkdale living in this lovely property.



SALES | CHARLOTTE HOUSE, GROUND FLOOR, 35-37 HOGHTON STREET, SOUTHPORT, MERSEYSIDE, PR9 0NS



Ground Floor

"Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser."  
Plan produced using PlanUp.

Council Tax Band

D

Energy Performance Graph

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

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