

Dover Point, Birkdale, Southport, PR8 2 2 1

£220,000

- NO ONWARD CHAIN
- Contemporary Ground Floor Apartment
- Convenient Step-Free Access
- Open Plan Kitchen, Living and Dining Area
- Sleek Modern Fitted Kitchen
- 2 Double En-Suite Bedrooms
- Leasehold
- EPC rating C

northwood
Local knowledge, national reach

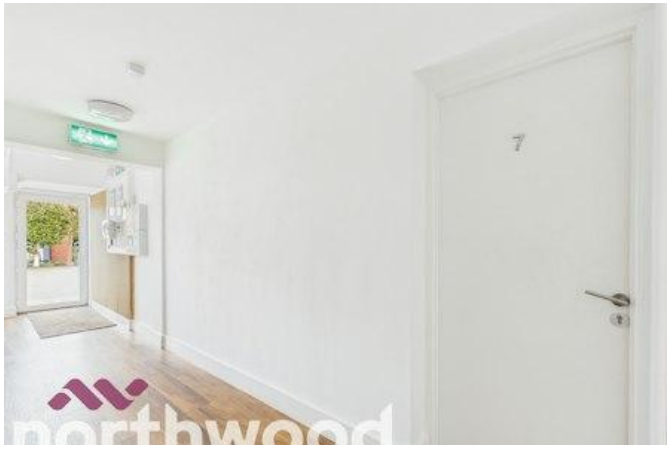






Northwood are pleased to bring to market A truly impressive and exclusive two-bedroom ground floor apartment, ideally positioned just moments from the heart of Birkdale Village. Forming part of this immaculate modern development, the property offers exceptional contemporary living, with a high-quality finish and stylish design throughout.

Benefiting from a convenient step-free entrance, the apartment offers easy access and a practical, modern layout; accessed via a secure video entry system and into a bright communal entrance hall. The accommodation itself opens into a welcoming hallway, complemented by a convenient guest WC and separate utility space. The heart of the home is the stunning open-plan kitchen, living and dining space, featuring a sleek contemporary fitted kitchen complete with a range of integrated appliances. Large, glazed doors open onto a private, south-facing rear terrace, creating a wonderful flow between indoor and outdoor living.





The apartment offers two spacious double bedrooms, both benefiting from mirrored fitted wardrobes and their own stylish en-suite facilities. The principal bedroom is particularly appealing, with French doors opening directly onto a front terrace, providing a peaceful retreat with direct access to the outdoor space.

Externally, the property enjoys a private rear garden and terrace, offering a desirable outdoor setting rarely found with apartment living. Allocated parking is also provided to the front of the development, with additional guest parking available.

Further benefits include an energy-efficient air source heat pump under floor heating system, combining modern comfort with a more efficient approach to home heating.

Situated in the very heart of Birkdale Village, the apartment is perfectly placed to enjoy the area's excellent selection of independent shops, cafes, restaurants and local amenities, all within easy reach.

A rare opportunity to acquire a prestigious, beautifully appointed ground floor apartment with two en-suite bedrooms, private outdoor space and allocated parking in one of Birkdale's most sought-after locations.

Additional Information

Leasehold - 999 years from 5 January 2015 with a lease Term Remaining of 987 years.

Disclaimer

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans exactly to scale. These details do not constitute part of any contract and are not to be relied upon as statements of representation or fact. The leasehold details featured within the description have been supplied by the vendor verbally and intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property and leasehold information from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures, or services so cannot confirm that they are in working order and the property is sold on this basis.











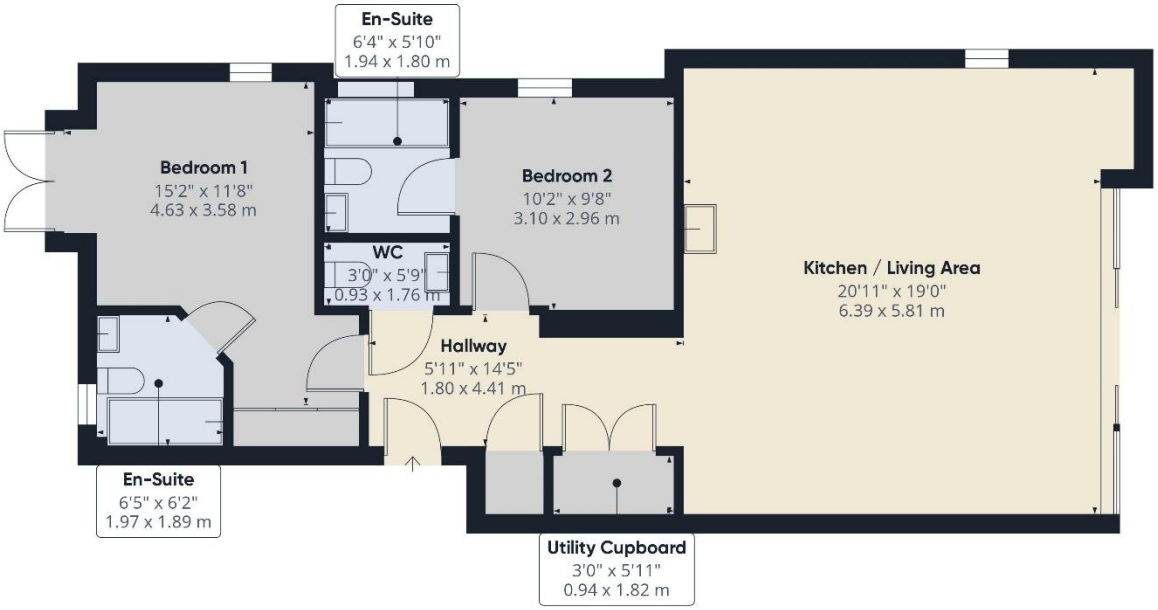












Approximate total area(1)

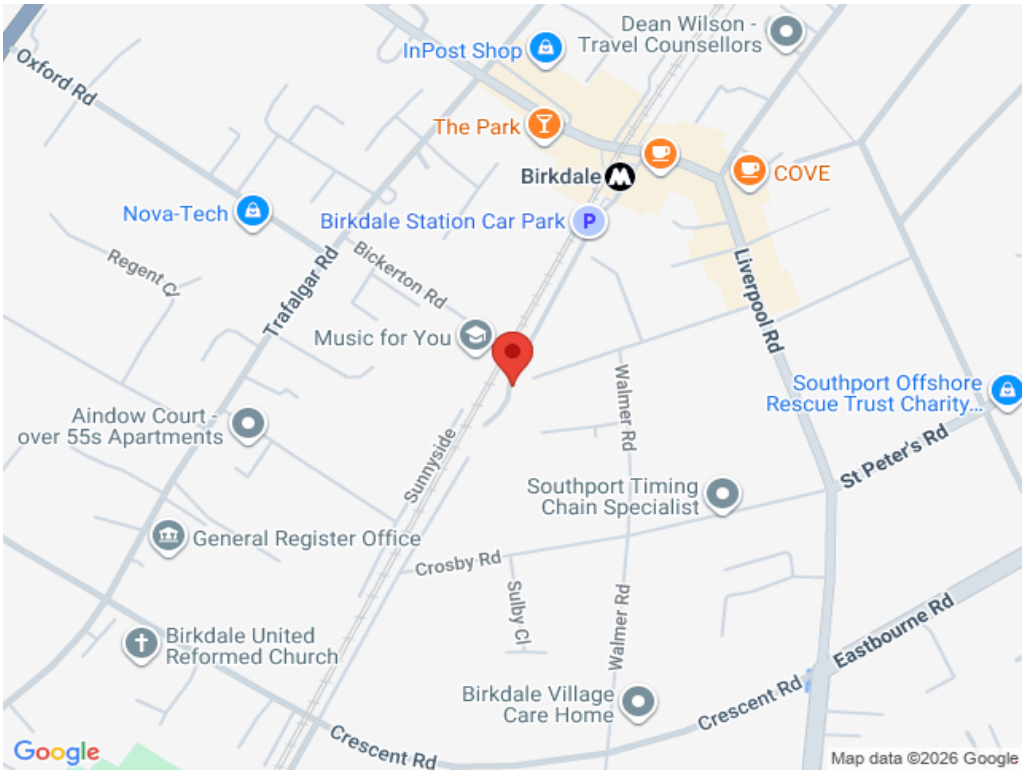
871 ft²

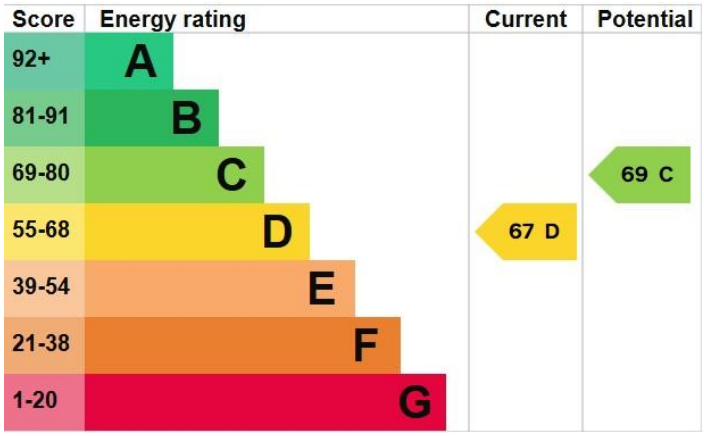
80.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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