



**Flat 15, Lancaster Gardens
Birkdale, PR8 2LF £260,000
'Subject to Contract'**

Set within the exclusive Shoreside area of Birkdale, this impressive upper-ground floor purpose-built apartment offers stylish, spacious living in one of Southport's most desirable locations. Thoughtfully designed and beautifully maintained, the property combines generous proportions with modern comforts and an unbeatable position. Step inside to discover an expansive living/dining room that opens directly onto a private balcony, perfect for morning coffee or evening relaxation. The separate dining kitchen provides ample space for entertaining, while three well-proportioned bedrooms offer flexibility for family life, guests, or home working. The master bedroom boasts a sleek en-suite shower room, complemented by a separate contemporary family shower room. Outside, residents enjoy access to immaculately kept communal gardens and a private integral garage located to the lower ground floor. All of this is just a short stroll from the vibrant Victorian village of Birkdale, famed for its charming array of specialty shops, independent bars, restaurants, and convenient train links to Liverpool and beyond. For lovers of golf, the location is unmatched, Royal Birkdale and other prestigious championship courses are right on your doorstep.

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Southport's Estate Agent

Communal Entrance

Stairs lead to upper ground floor, internal communal door leads...

Inner Hall

Passenger lift to all floors including lower ground floor leading to private garage measuring 19'9" x 10'8" and also including electric, light and power supply and up and over door.

Private Entrance Hall

L-shaped entrance hall with built in cupboard including hanging space and shelving. Entry phone system, dado rail and glazed double doors leading to...

Dining Lounge - 3.61m x 7.01m (11'10" x 23'0" overall measurements into recess)

UPVC double glazed window including sliding patio door leads to private balcony. Coal effect electric fire with Marble interior, hearth and wooden fire surround. Dado rail and wall light points. Lounge open plan leading to dining area.

Breakfast Kitchen - 3.15m x 3.43m (10'4" x 11'3")

UPVC double glazed window. A range of base units including cupboards and drawers, wall cupboards with under unit lighting and working surfaces. Single bowl sink unit with mixer tap and drainer. Appliances include electric oven and grill, four ring gas hob with glazed splash back and extractor over. Plumbing is available for dishwasher and washing machine. There is space also available for free standing fridge freezer. Wall cupboard housing 'Worcester' combination style central heating boiler system.

Bedroom 1 - 3.15m x 4.88m (10'4" x 16'0" to rear of wardrobes)

UPVC double glazed window, extensive fitted wardrobes incorporating knee hole dressing table and drawers, corner shelving and hanging space. Picture rail and inner door leads to...

Ensuite Shower Room/WC - 1.42m x 2.49m (4'8" x 8'2")

Opaque UPVC double glazed window, three piece modern white suiter comprising of low level WC, pedestal wash hand basin and step in shower enclosure with glazed shower screen and thermostatic overhead shower with handheld shower attachment. Tiled walls with ladder style chrome heated towel rail.

Bedroom 2 - 3.18m x 4.17m (10'5" x 13'8" overall measurements into recess)

UPVC double glazed window and fitted wardrobes.

Bedroom 3 - 3.18m x 2.06m (10'5" x 6'9" overall measurements)

Overhead UPVC double glazed window.

Shower Room/WC - 2.49m x 2.11m (8'2" x 6'11")

Opaque UPVC double glazed window, three piece modern white suite comprising of low level WC, pedestal wash hand basin, step in shower enclosure with body jet feature and hand held attachment. Tiled walls include wall grip and vertically heated radiator. Built in linen cupboard with shelving.

Outside

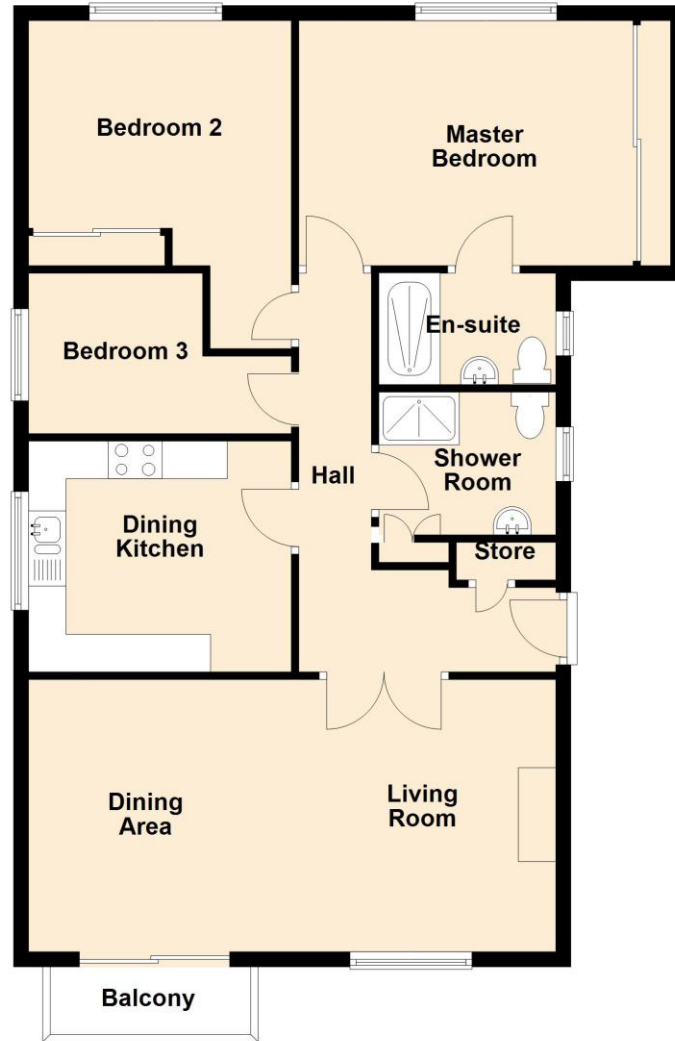
The development stands in mature communal gardens which also further benefit access to a communal drying room. The property also has a private adjoining garage to the lower ground floor of the development.

Maintenance

We understand it to be a right to manage in conjunction with a local managing agent to supervise the day running with the current service charge payable in the region of £417 per quarter (subject to formal verification).



Upper Ground



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



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