



## Penthouse Apartment, Grosvenor Road, Birkdale, Southport, PR8 2JE

An early internal inspection is highly recommended to fully appreciate this exceptional penthouse apartment, offering impeccably planned and generously proportioned accommodation, complemented by a superb private roof terrace and the rare convenience of direct lift access from ground level.

While the apartment would benefit from a comprehensive programme of modernisation—including a new kitchen, updated bathrooms, redecoration and new floor coverings—it presents a rare and exciting opportunity to create a truly bespoke home. The property boasts outstanding potential and a wealth of attractive features that can only be fully appreciated through personal inspection.

The development is set within beautifully maintained and established communal gardens to the front and side. The frontage incorporates visitor parking, with a private driveway leading to a garage located within a separate block to the rear.

Ideally positioned, the property lies within comfortable walking distance of the beach and is conveniently located for the diverse amenities of Birkdale Village, including boutique shops, cafés, and the railway station providing direct access to the Southport–Liverpool commuter line.

**Price: £375,000 Subject to Contract**

Viewing: Strictly with the Agents (01704) 500 008

### THIRD FLOOR:

The residence benefits from gas central heating and uPVC double glazing and is arranged to provide an impressive and versatile layout. The accommodation briefly comprises an inviting reception hall with extensive storage, cloakroom and WC, an elegant front-facing living room with access to the private terrace, a formal dining room, fitted kitchen with adjoining utility room, and three well-appointed bedrooms.

#### RECEPTION HALL

8.2m x 4.01m (26'11" x 13'2")



#### LIVING ROOM

6.27m x 5.72m (20'7" max x 18'9")



#### DINING ROOM

4.98m x 4.01m (16'4" x 13'2")



#### ROOF TERRACE

4.78m x 3.02m (15'8" x 9'11")



#### KITCHEN

4.98m x 3.2m (16'4" x 10'6" max)



The principal suite is particularly noteworthy, featuring a spacious bedroom, bespoke fitted dressing room and a private en-suite shower room. A second luxurious bedroom suite offers a walk-in wardrobe, dressing area and en-suite bathroom, while the third bedroom provides excellent flexibility for guests or home office use.

### **BEDROOM 1**

5.49m x 4.88m (18'0" x 16'0")



### **EN SUITE SHOWER ROOM**

2.84m x 2.03m (9'4" x 6'8")



### **EN SUITE BATHROOM**

2.26m x 2.03m (7'5" x 6'8")



### **DRESSING ROOM**

3.35m x 1.17m (11'0" x 3'10")



### **BEDROOM 2**

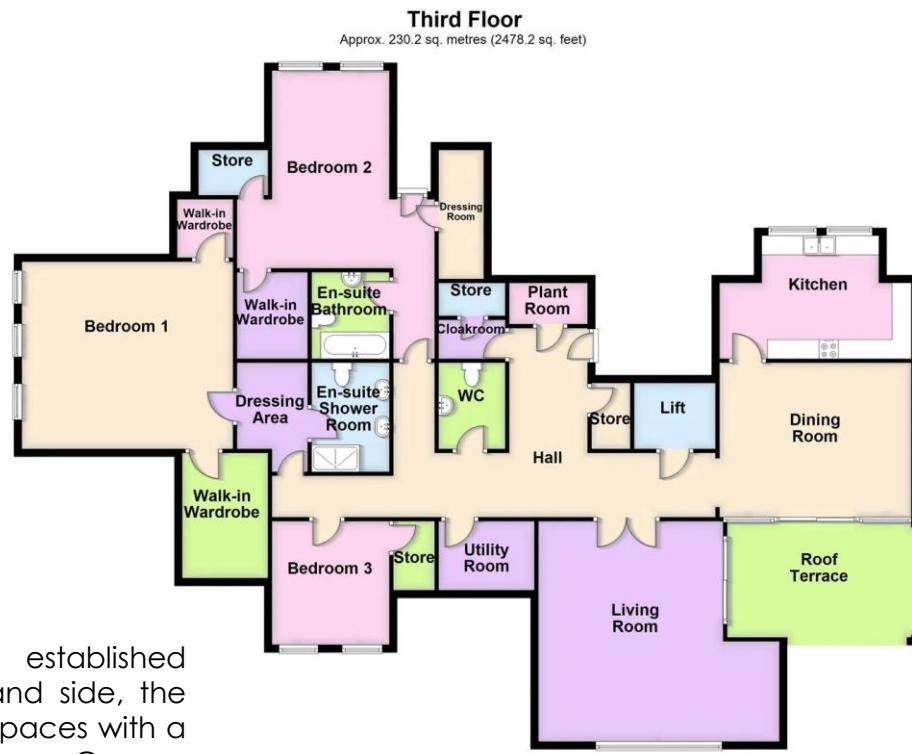
5.13m x 3.35m (16'10" x 11'0")



### **BEDROOM 3**

3.2m x 3.05m (10'6" x 10'0")





Total area: approx. 230.2 sq. metres (2478.2 sq. feet)

#### Outside:

The development stands in established communal gardens to the front and side, the front incorporating visitors parking spaces with a driveway to the side leading to a Garage 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 (G)

#### Tenure:

Leasehold with a residue term of 999 years from 23<sup>rd</sup> August 1994 with a £50 Ground Rent.

#### Service Charge:

We understand that the current service charge as of January 2026 amounts to £2,000 per annum to include buildings insurance, lift and the upkeep and cleaning of communal areas including gardens.

#### Mobile Phone Signal

Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

#### Broadband

Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

#### NB:

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales		EU Directive 2002/91/EC