



**Flat 23, Saxon Lodge, York Road,  
Birkdale, Southport, PR8 2AD  
Substantially Reduced to £210,000  
Subject to Contract**

An exceptional opportunity in a fabulous location, just a short distance from inviting Birkdale Village, where the amenities include a range of specialty shops, restaurants and wine bars, together with the Station on the Southport to Liverpool line. This first-floor, purpose-built flat, situated within a block of just six properties, offers comfortable and well-appointed living space, ideal for those seeking convenience and a vibrant location. Centrally heated and double glazed, the accommodation briefly includes; entrance hall, lounge/dining room overlooking York Road, a dining kitchen with built in appliances, there are two bedrooms and a shower room. Saxon Lodge stands in attractive, well maintained communal gardens, with visitor car parking and a garage.

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*Southport's Estate Agent*

## Communal Entrance

Entry phone system, stairs to the first floor.

## First Floor

### Private Entrance Hall

Cloaks cupboard with mirrored sliding doors, entry phone system.

**Lounge/Dining Room** - 4.11m x 7.32m (13'6" into bay reducing to 8'10" x 24'0")

UPVC double glazed bay window and further window overlooking York Road.

**Dining Kitchen** - 4.17m x 2.13m (13'8" x 7'0" extending to 9'0")

UPVC double glazed side window with single bowl sink unit and mixer tap below. A range of base units with cupboards and drawers, wall cupboards and woodgrain working surfaces extending to provide a breakfast bar. Part wall tiling. Cupboard housing 'Worcester' gas central heating boiler. 'Bosch' four ring gas hob with cooker hood above, split level electric oven and plumbing for automatic washing machine.

**Bedroom One** - 3.35m x 4.57m (11'0" x 15'0")

UPVC double glazed window, a range of built in wardrobes, drawer units and further dressing table and drawers.

**Bedroom Two** - 3.38m x 2.16m (11'1" x 7'1")

UPVC double glazed window.

**Shower Room** - 1.63m x 2.11m (5'4" x 6'11")

White, step in double shower enclosure with thermostatic shower, vanity wash hand basin with cupboards below, low level WC. Combined towel rail/radiator, half tiled walls, recessed spot lighting, fixture cabinet with cupboards and shelving and extractor.

## Outside

Delightful communal gardens, visitor car parking spaces and garage measuring 16'10" x 8'7".

## Service Charge

A resident's association in connection with Anthony James of Houghton Street Southport supervises the maintenance of the development and the charge is currently £200 per month

## Tenure

Leasehold for 998 years from September 1936, subject to an annual ground rent of £25.00

## Council Tax

Sefton MBC Band C

## Mobile Phone Service

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>



## First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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