



Penthouse, Grosvenor Road Birkdale, Southport PR8 2JE

AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED of this exclusive penthouse apartment, offering well planned and attractively proportioned accommodation with an excellent private roof terrace and direct lift access from the ground floor.

The apartment is installed with gas central heating and uPVC double glazing, briefly comprising: Hall with ample storage, Cloakroom, WC, Front Living Room, private Terrace, Dining Room, Fitted Kitchen, Utility, Principal Bedroom Suite comprising Bedroom, Fitted Dressing Room and En-Suite Shower Room, a second Bedroom Suite with Walk In Wardrobe, Dressing Room & En-Suite Bathroom, and a third Bedroom.

The apartment would benefit from a comprehensive program of modernisation to include replacement kitchen, bathrooms, redecoration and new floor coverings, though offers outstanding potential with many attractive features which can only be appreciated upon an internal inspection.

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.



Price: £325,000 Subject to Contract

Third Floor:

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

Plant Room

WC

Cloakroom

Store

Store

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

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

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

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

Utility Room - 2.49m x 1.8m (8'2" x 5'11")

Bedroom 1 - 5.49m x 4.88m (18'0" x 16'0")

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

Walk in Wardrobe - 3.25m x 2.24m (10'8" x 7'4")

Walk in Wardrobe

Ensuite Shower Room - 2.84m x 2.03m (9'4" x 6'8")

Bedroom 2 - 5.13m x 3.35m (16'10" x 11'0")

Walk in Wardrobe - 2.26m x 1.83m (7'5" x 6'0")

Ensuite Bathroom

Dressing Area - 2.84m x 1.83m (9'4" max x 6'0")

Bedroom 3 - 3.2m x 3.05m (10'6" x 10'0")

Store

Store

Lift - 2.11m x 1.73m (6'11" x 5'8")

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 23rd 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 and the upkeep and cleaning of communal areas and gardens.

NB:

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

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Third Floor
Approx. 230.2 sq. metres (2478.2 sq. feet)



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	

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