



**Karen
Potter** THE
ESTATE
AGENT

Westcliffe Road
Birkdale, Southport PR8 2BU



£349,950
Subject to contract



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AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED of this exceptionally presented, purpose built ground floor apartment, located within Birkdale Park Conservation Area, and forming part of the exclusive Kingswood Park development.

The apartment offers well planned, attractively proportioned accommodation briefly comprising: Hall, 24' Living Room with door to patio and communal gardens, fitted Kitchen/Dining Room, two Bedrooms with fitted wardrobes (the principal with En-Suite Shower Room) and main Bathroom. Gas central heating and double glazing are installed.

The apartment has a lovely outlook overlooking well maintained communal gardens with secure parking and a garage with power & light connected, accessed by electrically operated remote controlled gates.

Westcliffe Road forms part of an established residential area with the many amenities of Birkdale Village, the town centre, Promenade and Victoria Park all readily accessible.



WESTCLIFFE ROAD, BIRKDALE, SOUTHPORT PR8 2BU

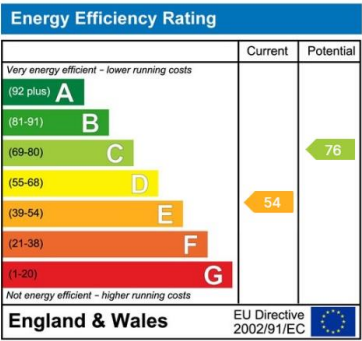
WESTCLIFFE ROAD, BIRKDALE, SOUTHPORT PR8 2BU

Ground Floor

Approx. 104.8 sq. metres (1127.8 sq. feet)



Total area: approx. 104.8 sq. metres (1127.8 sq. feet)



Ground Floor:

Communal Entrance

Communal Hall

Private Hall

Living Room - 7.32m x 5.21m overall (24'0" x 17'1")

Kitchen/Dining Room - 4.65m x 3.15m (15'3" x 10'4")

Bedroom 1 - 4.29m plus recess x 3.66m (14'1" x 12'0")

En-Suite Shower Room - 2.39m x 1.8m (7'10" x 5'11")

Bedroom 2 - 4.72m x 2.67m (15'6" x 8'9")

Bathroom - 3.25m x 1.88m (10'8" x 6'2")

Outside: The apartment has a lovely outlook overlooking well maintained communal gardens with secure parking and a garage with power & light connected accessed by electrically operated remote controlled gates.

Council Tax: Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band (E)

Tenure: Leasehold for the residue of a term of 999 years from 1 January 2000. The vendor has confirmed that the block owns the Freehold so the £150 ground rent detailed in the lease is not collected.

Service Charge: We are advised there is a service charge in relation to the general maintenance of the development including the building insurance premium, cleaning and lighting of the communal areas, external window cleaning, gardening, and general maintenance. We are advised this currently amounts to £150.87 a month (as of June 2025) and there is no ground rent payable.

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.

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