




Regent Lodge

13 Regent Road, Birkdale, Southport, PR8 2EB



-  Ground Floor Flat
-  One Double Bedroom
-  Open Plan Lounge/Dining/Kitchen

-  Modern Shower Room
-  Allocated Parking
-  Sought After Birkdale Position

Price: £110,000 Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008





An excellent opportunity to purchase an outstanding and beautifully presented flat located to the ground floor of this converted, double fronted, detached Victorian residence of which an early internal inspection is most strongly recommended.

In the opinion of the Agents, the flat offers well planned and attractively proportioned accommodation which will be of particular interest to a first time buyer or downsizer, seeking a home in an established and sought after residential area of Birkdale.

The flat is installed with gas central heating and upvc double glazing, briefly comprising: Hall, open plan Lounge/Dining/Kitchen, double Bedroom and Shower Room/WC. Outside there is an allocated parking space to the front and a communal garden to the rear.

Regent Road is located to the shore side of Birkdale, off Waterloo Road and Trafalgar Road which leads towards Birkdale Village and the railway station on the Southport/Liverpool commuter line.



GROUND FLOOR:

Communal Entrance

Private Hall

Lounge/Dining/Kitchen - 4.93m x 3.99m (16'2" x 13'1")

Bedroom - 3.78m x 3.56m (12'5" x 11'8")

Shower Room - 2.18m overall x 1.52m (7'2" x 5'0")

Outside: There is an allocated parking space to the front and a communal garden to the rear.

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

Tenure: Leasehold for a residue term of 900 years from 1st December 1998 with a fixed annual ground rent of £50

Service Charge: There is a service charge of £382.92 per annum (as of December 2024) as a contribution towards the buildings insurance premium, cleaning, lighting and heating of the communal areas, gardening, window cleaning, managing agent's fees and general maintenance.

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

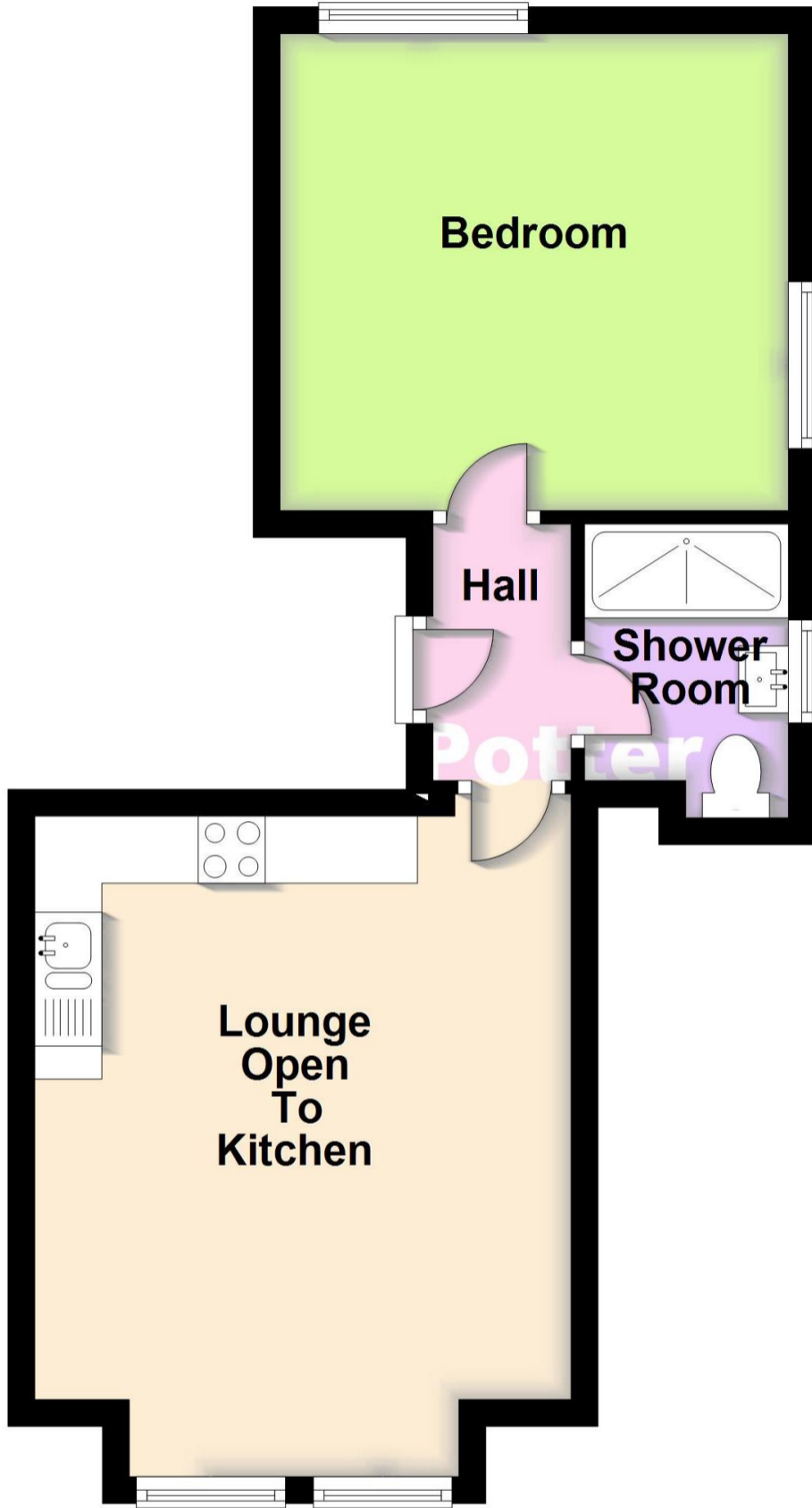
Broadband: Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

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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Ground Floor

Approx. 38.1 sq. metres (410.0 sq. feet)



Energy Efficiency Rating

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

Total area: approx. 38.1 sq. metres (410.0 sq. feet)

Karen Potter Estate Agents confirm they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



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