

Sherwood Lodge

Lulworth Road, Birkdale, Southport, PR8 2AS



-  Purpose Built Apartment
-  First Floor Position
-  Two Bedrooms

-  Balcony
-  Garage
-  No Chain

Price: £170,000 Subject to Contract

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





NO CHAIN

An early inspection is highly recommended of this well presented, purpose built, first floor apartment located to the shore side of Birkdale, conveniently placed for access to Southport Town Centre and Birkdale Village, together with the railway station on the Southport/Liverpool commuter line.

The apartment is installed with gas central heating and upvc double glazing, briefly comprising Hall, Lounge-Dining Room with Balcony off, fitted Kitchen, two Bedrooms, and a modern Shower Room.

Outside, there are established gardens adjoining the development with parking to the rear and a GARAGE included in the sale.



Ground Floor:

Communal Entrance:

With staircase to all floors (no lift)

First Floor:

Hall

Lounge/Dining Room - 7.54m overall x 3.33m overall (24'9" x 10'11")

Balcony

Kitchen - 3.63m x 2.34m (11'11" x 7'8")

Bedroom 1 - 4.22m x 3.33m (13'10" x 10'11")

Bedroom 2 - 3.35m x 2.34m (11'0" x 7'8")

Shower Room - 2.34m x 2.13m (7'8" x 7'0")

WC

Outside: There are established gardens adjoining the development with parking to the rear and a GARAGE included in the sale.

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

Tenure: Leasehold for a residue of 999 years from 5th April 1971 with a ground rent of £50 per year for the apartment and £30 for the garage

Service Charge: We are advised the current service charge (as of November 2024) amounts to £350 per quarter (£1,400 per annum) to include communal electricity; gardening; cleaning of communal areas; window cleaning and managing agent's fees.

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

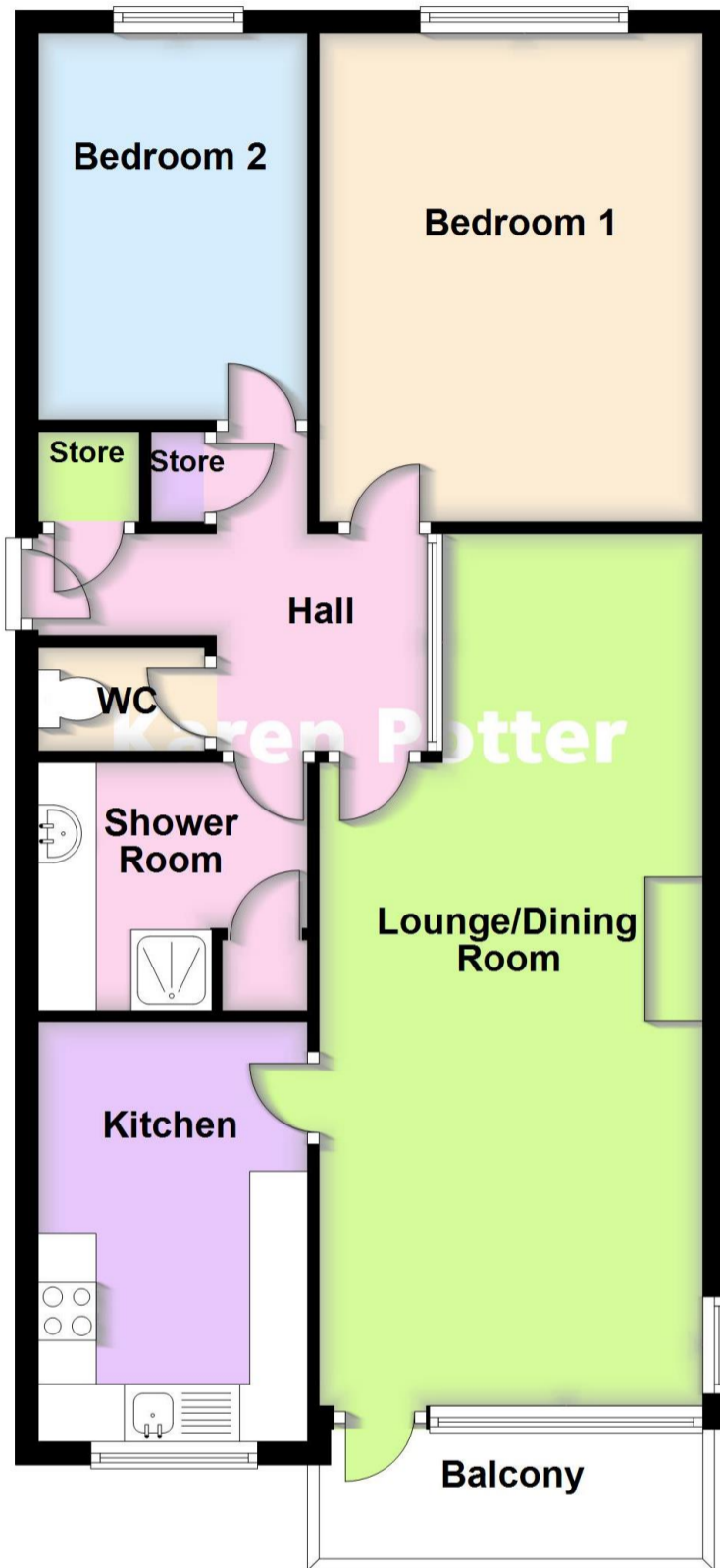
Broadband: Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

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. 69.0 sq. metres (742.6 sq. feet)



**AWAITING
EPC**

Total area: approx. 69.0 sq. metres (742.6 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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