





AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED of this very well presented ground floor apartment, occupying a secluded position within a purpose built development to the shore side of Birkdale.

In the opinion of the Agent, the apartment offers well planned and pleasantly proportioned accommodation briefly comprising: Private Hall with cloaks cupboard, Lounge/Dining Room with door to private Patio, fitted Kitchen, two Bedrooms with fitted wardrobes, and a modern Shower Room/WC. Gas central heating and double glazing is installed throughout.

The development stands in well maintained communal gardens and there is a Garage included in the sale.

Hollyhurst Lodge is ideally placed for access to the many amenities of Birkdale Village together with the railway station on the Southport/Liverpool commuter line. The town centre is readily accessible as are public transport facilities.

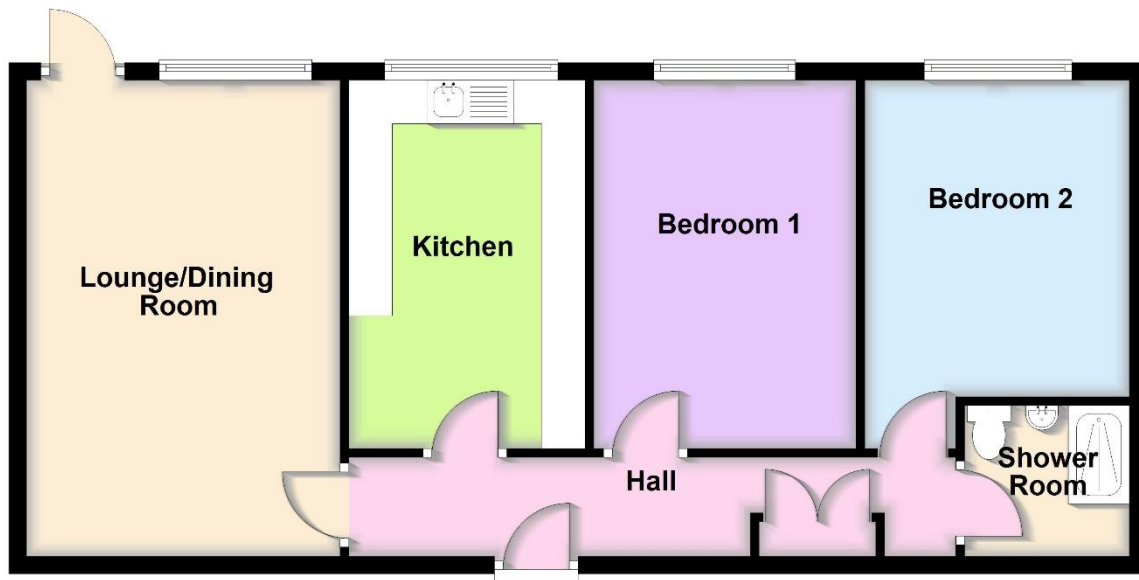


Hollyhurst Lodge, Weld Road, Birkdale, Southport PR8 2DL

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Ground Floor

Approx. 69.3 sq. metres (745.7 sq. feet)



Total area: approx. 69.3 sq. metres (745.7 sq. feet)



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Ground Floor:

Communal Entrance

Private Hall

Lounge-Dining Room - 5.46m x 3.61m (17'11" x 11'10")

Patio

Kitchen - 4.24m x 2.72m (13'11" x 8'11")

Bedroom 1 - 4.24m x 3.02m (13'11" x 9'11")

Bedroom 2 - 3.63m plus recess x 3.05m (11'11" x 10'0")

Shower Room - 1.88m x 1.73m (6'2" x 5'8")

Outside: There are established communal gardens adjoining the development, the front incorporating shared parking spaces immediately adjacent to the private entrance of the apartment. There is a driveway to the side leading to a garage (number 3) 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 (C).

Tenure: Leasehold for the residue of a term of 890 years from 25th March 1973 subject to an annual ground rent of £15.

Service Charge: The current service charge (as of June 2025) amounts to £1,500 per annum.

Mobile Phone Signal: Check signal strengths here: <https://www.signalchecker.co.uk/>

Broadband: Check the availability here: <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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