



-  Substantial, Impressive Apartment
-  Fully Fitted Dining Kitchen
-  Three Bedrooms, All En Suite

-  Under Floor Heating
-  Secured Double Garaging
-  Balcony, Lift

Price: £595,000 Subject to Contract

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





A rare opportunity to acquire an outstanding purpose built apartment offering truly exceptional accommodation which can only be appreciated upon an inspection.

Tastefully appointed to the highest of standards, this generously proportioned second floor apartment has over 2,500 square feet of living space and many impressive features including oak flooring with under floor heating, powder coated double glazed windows throughout, programmable remote controlled mood lighting, Architect designed Kitchen with an extensive range of Neff appliances and granite worktops, and three double Bedrooms each with En suite. There is the benefit of an internal secure access to the underground garage which has two parking spaces.

The development was constructed by AWG Residential in 2006 and occupies a prime residential location to the shore side of Birkdale, conveniently placed for access to the many facilities of Birkdale Shopping Village. The town centre and foreshore are readily accessible, as is the railway station on the Southport/Liverpool commuter line.



Main Entrance Hall

Second Floor:

Fitted Cloakroom/WC

Impressive split level. Open plan Lounge with Dining Room, Study and Snug:

Lounge 26' 1" x 15' (7.95m x 4.57m)

Balcony 17' 4" x 6' 5" (5.28m x 1.96m)

Study 10' 6" x 13' 9" (3.2m x 4.19m)

Snug 10' 5" x 7' 8" (3.18m x 2.34m)

Superb Fitted Dining Kitchen 30' 9" x 10' 6" (9.37m x 3.2m)

Utility Room 6' x 4' 5" (1.83m x 1.35m)

Front Bedroom 1 26' x 12' 5" (7.92m x 3.78m)

En suite Bathroom 12' 6" x 11' (3.81m x 3.35m)

Front Bedroom 2 16' 4" x 10' 9" (4.98m x 3.28m)

En suite Bathroom 7' 5" x 7' (2.26m x 2.13m)

Front Bedroom 3 17' 5" x 10' 10" (5.31m x 3.3m)

En Suite Shower Room 8' 7" x 6' 4" (2.62m x 1.93m)

Underground Garaging: There is secured underground parking approached via heated ramps, remote controlled electrically operated doors and providing allocated car parking for two cars with direct lift access to the apartment. There is a storage cupboard immediately adjacent to the allocated parking spaces, fitted with electric power (ideal for recharging a golf trolley).

Landscaped Grounds: There are extensive communal gardens adjoining the development which are mainly laid to lawn with stocked borders, sitting area and visitor parking.

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

Service Charges: We are advised by the owner the current service charge (as of January 2025) amounts to £258 per month (£3,096 per annum) as a contribution towards the building insurance premium, window cleaning, gardening, cleaning and lighting of the communal areas, lift maintenance and managing agent's fees etc.

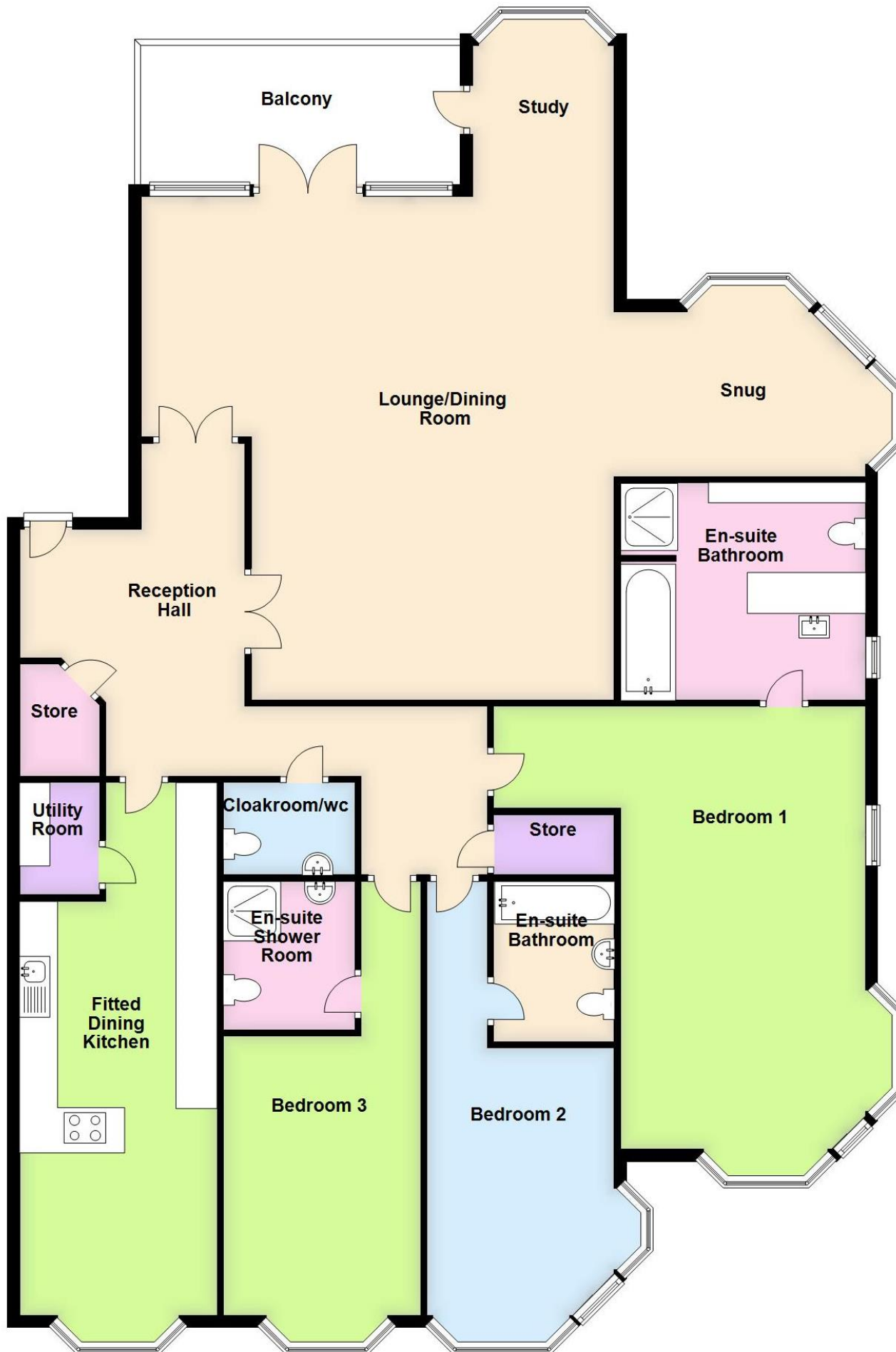
Mobile Phone Signal: Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

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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2nd Floor Apartment



This floor plan is for illustration purposes only.
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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