



## Liverpool Road, Southport, Merseyside PR8 3BU

£275,000

Berkeley Shaw are pleased to offer for sale this spacious penthouse apartment with a 35' Lounge/Dining/Kitchen room, three double bedrooms master with en-suite and family bathroom which is situated on the edge of Ainsdale village. The spacious accommodation which sits at the rear of the property comprises: communal hall, stairs to second floor, entrance hall with spacious storage cupboard, Lounge/Dining/Kitchen Room, Master bedrooms with en-suite, two further double bedrooms and 20' family bathroom. Outside allocated parking plus guest parking via electronic remote controlled gates, electronic phone entry system.



## Ground Floor

### Communal Entrance

Electronic entry phone system, communal hall, stairs to second floor,

### Second Floor

#### Hall

Entered via personal door, spacious hall with deep double doored storage cupboard housing hot water tank, two radiators.

### Lounge/Dining/Kitchen

34'5 x 23'4 max (10.49m x 7.11m max)

Four UPVC double glazed windows, light and spacious dining and seating area, raised area with range of high and low level fitted units, post formed worksurface, 1 1/2 bowl Franke sink unit with mixer taps and drainer, built in 'Neff' tilt and slide oven, four ring electric hob with extractor over, integrated dishwasher, integrated washing machine, wine fridge, space for American style Fridge/Freezer, glow worm boiler (2021) housed in cupboard, part tiled walls, three radiators, loft access.

### Master Bedroom

17'8 x 13' (5.38m x 3.96m)

Two UPVC double glazed windows, range of fitted wardrobes and matching dressing table, radiator.

### En-Suite

7'7 x 5'8 (2.31m x 1.73m)

Walk in shower cubicle, wash basin inset on vanity unit, low level wc part tiled walls, shaver point.

### Bedroom 2

23'6 x 11'2 (7.16m x 3.40m)

UPVC double glazed window, range of fitted wardrobes to one wall, radiator.

### Bedroom 3

19'1 x 9'8 (5.82m x 2.95m)

Two UPVC double glazed windows, range of fitted wardrobes to one wall, radiator, access to boarded loft with lighting.

## Family Bathroom

20'5 x 6'4 (6.22m x 1.93m)

White suite comprising: Freedstanding oval bath with mixer taps, walk in shower cubicle, pedestal wash basin, bidet, low level wc, part tiled walls, shaver point, heated ladder style towel rail.

## Outside

Communal parking accessed via electronic remote gates, allocated parking and guest parking, communal gardens. Service Charge - The service charge is £1,685 for the period 1st January 2022 to 31st December 2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	79
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, elevations, walls and any other parts are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only. prospective purchaser. The amount, nature and application of any services are not intended and no guarantee is given to their quality or efficiency. Made with Metaphor 10/2022



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