

For Sale

Lulworth Road, Birkdale, PR8 2FA



Offers in Excess of £150,000 - Available

2 bedroom Apartment

- ✓ **Penthouse Apartment**
- ✓ **Sought After Birkdale Location**
- ✓ **Contemporary Kitchen**
- ✓ **Viewing Highly Recommended**
- ✓ **Two Double Bedrooms**
- ✓ **Open Plan Lounge/Diner**
- ✓ **Private Garage**
- ✓ **EPC - Rating 'C'**



Description

Nestled within the heart of Birkdale lies a gem; the luxurious penthouse at Clairville Apartments on Lulworth Road. This sought-after location boasts not only close proximity to local amenities but also provides residents with the tranquil charm of its surroundings. Birkdale, known for its quaint cafes, boutique shops, and serene tree-lined streets, offers an unparalleled blend of urban convenience and countryside ambience.

Venture into this exquisite penthouse, and one is immediately welcomed by a large and radiant entrance hallway, leading the way to a sumptuously sized lounge diner. The lounge, characterised by its modern open-plan layout to the kitchen, presents the perfect backdrop for both relaxation and entertainment. Sliding doors open onto a balcony, unveiling splendid views of meticulously landscaped gardens below and mature trees that frame the property. The kitchen, sleek and contemporary, is tailored for those who delight in culinary pursuits, all while engaging with guests in the lounge. The main bedroom, generously sized, features commodious triple wardrobes, while the second bedroom offers flexibility - serving either as a snug double room or a home office. Complementing these rooms is a separate WC, a chic shower room equipped with a spacious shower enclosure, a sizeable airing cupboard, and a conveniently positioned utility room.

The property's exterior echoes its interior's elegance. Ample parking spaces are provided for residents and guests alike, and the unique offering of this apartment is its own private garage. The grounds, a verdant tapestry of landscaping, are punctuated with an array of trees and shrubs, inviting residents to enjoy moments of relaxation and contemplation amidst nature.

Opportunities to secure such refined living in Birkdale are rare. Don't let this chance pass you by. Call Bailey Estates on 01704 564163 today to experience this penthouse's charming personality.

Location

From Bailey Estates Birkdale office, turn right onto Liverpool Road and at the second set of traffic lights take another right. Take the second road on the right (Gloucester Road) and the entrance for Clairville is immediately on your right-hand side.

Second Floor

Entrance Hallway - 12' 7" x 6' 6" (3.85m x 2m) Upon entering the property, one is immediately greeted by a T-shaped entrance hallway, thoughtfully designed to ensure both practicality and elegance. Immediately to your right is the convenient storage cupboard, seamlessly integrated with sliding doors. Its inclusion of hanging rails reveals an understanding of the homeowner's needs, offering an ideal spot to hang outerwear or temporarily store items.



To the side, a panelled radiator stands, ensuring the hallway remains as inviting during the winter months as it does in the summer. However, perhaps the most striking feature is the glazed wall, which demarcates the boundary between the hallway and the lounge area. This design choice not only provides a lovely architectural touch but serves a dual purpose: allowing natural light to cascade from the lounge and permeate the hallway, enveloping it in a warm, golden glow.

Lounge/Diner - 15' 4" x 16' 0" (4.7m x 4.9m) The Lounge/Diner/Balcony area of this property is a harmonious interplay of space, design, and function. The open-plan design seamlessly melds the lounge and diner, which further extends into the kitchen area, creating a fluid space perfect for both entertaining and everyday living. This architectural choice promotes interaction, ensuring that whether one is cooking, dining, or relaxing, they're always part of the action.

On the side aspect, a grand set of sliding doors beckons, unveiling the enticing balcony space beyond. This alcove, spacious enough for a quaint table and chairs, beckons one to indulge in those serene moments with a morning coffee in hand, savouring the ambience, weather permitting. The balcony, with its tasteful tiled flooring and low brick wall, becomes an observatory, offering residents unparalleled views of the towering trees and the natural tapestry beyond.

Returning indoors, the lounge area showcases thoughtful details. Positioned to the front aspect is a panelled radiator, ensuring warmth and comfort during colder months. The room is anchored by an electric fire, which, with its elegant wooden surround and stone hearth, becomes an instant focal point, inviting gatherings and cosy evenings. The inclusion of wall lights offers a soft, ambient glow, while the coving along the high perimeter of the room adds a touch of architectural sophistication.

Kitchen - 7' 6" x 13' 3" (2.31m x 4.05m) The kitchen is a masterful blend of efficiency and aesthetic design, crafted with meticulous attention to every detail. Smartly positioned base and wall units offer ample storage solutions, ensuring that everything from cookware to condiments has its rightful spot, while also maintaining a streamlined and contemporary appearance.

For modern conveniences, there's dedicated space for both a washing machine and a tall fridge freezer. The integrated appliances, including a Beko 4 burner gas hob with a Flavel oven neatly positioned beneath and an overhead extractor hood, offer a cohesive and neat look. The stainless steel sink and a half with drainer, stands ready for daily tasks, making the kitchen both functional and stylish.

Adding to the kitchen's charm is a breakfast bar, perfect for those quick morning meals or casual chats over a cup of tea. This feature not only provides an additional dining space but also acts as a subtle divider within the open-plan layout. A uPVC window casts a generous amount of natural light, ensuring the space is always bright and welcoming. The kitchen's ambience is further amplified by the coving around the high perimeter and the twin ceiling lights, guaranteeing ample illumination during the evenings.



Discreetly tucked away within one of the cabinets is the Eco Elite boiler, ensuring the home's heating requirements are met without disrupting the kitchen's cohesive design.

All in all, this kitchen seamlessly blends form and function, presenting a space where both culinary adventures and everyday tasks can be carried out with ease.

Bedroom 1 - 15' 4" x 10' 11" (4.7m x 3.35m) The master bedroom exudes an aura of spaciousness and serenity. Dominating one wall is a substantial uPVC window, which not only bathes the room in natural light but also offers unobstructed, panoramic views of the meticulously landscaped gardens. The sight of the grand mature trees encircling the property's perimeter adds an element of nature's grandeur, rendering this view a delightful way to begin and end, or begin, one's day.

Just below this picturesque window, a panelled radiator is thoughtfully positioned, ensuring that the room remains snug during cooler months. The practical needs of the resident have also been anticipated with the inclusion of an expansive triple wardrobe. This storage boasts ample hanging rails and shelving within, ensuring garments and accessories have their own dedicated space. The central ceiling light provides an ideal luminance, complementing the room's overall ambience. This master bedroom is the sanctuary one desires after a long day.

Bedroom 2 - 7' 6" x 11' 5" (2.3m x 3.5m) This cosy double room, though more intimate than the master bedroom, does not compromise on charm or utility. A prominent uPVC window adorns the space, presenting an inviting tableau of the property's front aspect. Whether you're waking up to the morning light or settling down as the dusk paints the sky, this view ensures a pleasant backdrop to your daily routines.

Positioned just below this window, a panelled radiator ensures warmth permeates the space during chillier times, offering a snug haven regardless of the season. The room's illumination is complemented by a central ceiling light, casting an even glow across the space, enhancing its inviting ambience. Perfect for guests, as a child's room, or even as a personal study or retreat.

Shower Room - 6' 6" x 8' 6" (2m x 2.6m) The shower room exudes a combination of modern aesthetics and functional design, making for a rejuvenating space to begin or wind down one's day. A uPVC patterned and frosted window, strategically placed to the side aspect, provides adequate ventilation while maintaining the sanctity of privacy that's paramount in such intimate settings.

Centre stage is the expansive modern shower enclosure, equipped with a rainfall showerhead. This feature promises a luxurious shower experience, mimicking the gentle yet refreshing sensation of natural raindrops. Adjacently, the pedestal sink offers a minimalist yet efficient design, complementing the room's overall contemporary look. For those chilly mornings or evenings, the heated towel warmer doubles as a radiator, ensuring not just warm towels but also a comfortably heated environment. The room is further accentuated by fully tiled floors and walls; a design choice that resonates with both elegance and ease of maintenance.

A noteworthy addition to this room is the spacious airing cupboard, providing ample shelving within. An ideal space for linens and toiletries, it adds another layer of functionality to this already well-thought-out space. In essence, this shower room is a harmonious blend of style and utility, making for a truly refreshing experience.

WC - 2' 7" x 5' 6" (0.8m x 1.7m) The WC, while modest in its design, encapsulates a sense of practicality and functionality. A uPVC patterned and frosted window graces the space, not only allowing for ventilation but also ensuring an added layer of privacy, a touch that's essential in such personal quarters.

The low-level dual flush toilet is both environmentally conscious and user-friendly, marking a blend of modernity and simplicity. The floor, adorned with durable vinyl, promises easy maintenance, a feature particularly desirable in such spaces.

The wall panelling further accentuates the room's clean lines, while the central ceiling light ensures the area is adequately illuminated, making it efficient for its daily purpose.

Utility Room - 6' 6" x 3' 11" (2m x 1.2m) This particular property boasts a sizable walk-in storage cupboard, which, while primarily designed for storage, reveals potential for more versatile applications. Drawing on insights from previous properties in the vicinity, many residents have astutely transformed this area into a dual-purpose utility room, making it a multifunctional asset within the home.

With enough room to accommodate household necessities, it could easily host a washer, dryer, or even a small freezer. The inclusion of a drying rack further accentuates its utility potential, offering residents a convenient space for air-drying clothes away from the main living areas.

Exterior

Exterior - The exterior of this apartment complex is a testament to thoughtful planning and keen attention to detail. As one approaches the property, it's immediately evident that the surroundings have been crafted with as much care as the interiors of the apartments themselves.

The meticulously landscaped gardens envelop the complex, offering a verdant embrace. The tapestry of flora, varying in height and hue, not only provides a visual feast for the residents but also infuses a sense of tranquillity. Every corner, every pathway through these gardens has been designed with the intent of melding beauty with functionality, ensuring the green spaces can be both admired from a distance and enjoyed up close.

Parking, often a concern in many modern properties, is amply addressed here. With plenty of spaces scattered around the complex, residents and their guests are assured of convenience without compromising on the aesthetic appeal of the surroundings.

But what truly sets this apartment apart is the inclusion of a private garage, a coveted amenity. This not only offers additional security for one's vehicle but also provides extra storage space, an invaluable asset for apartment living.

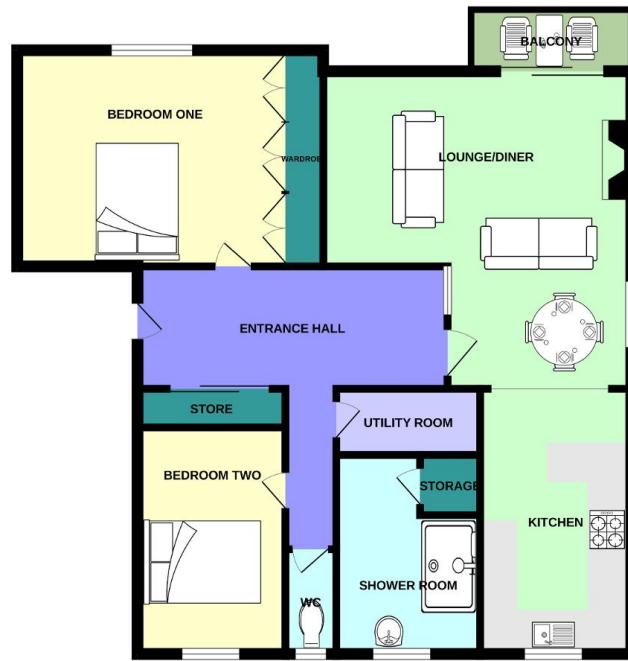
All in all, the exterior of this apartment complex marries beauty with functionality, promising its residents not just a home, but a lifestyle.

Floorplans

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RESIDENTIAL SALES & LETTINGS

GROUND FLOOR

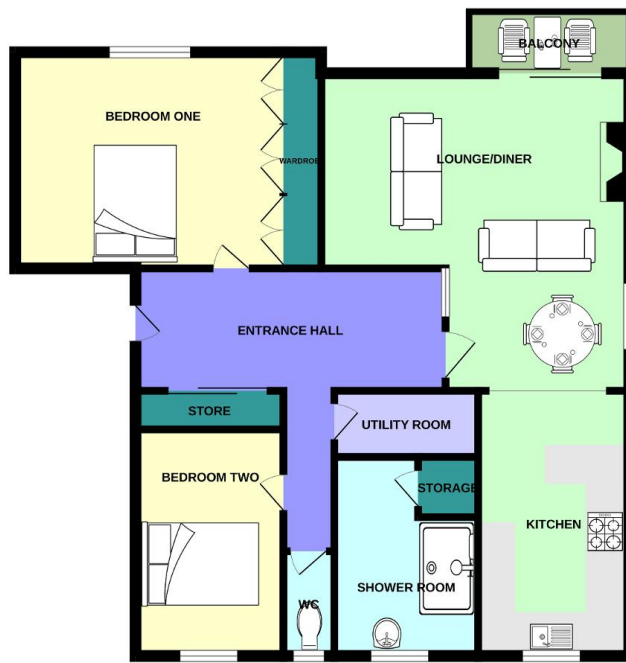


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their availability or efficiency can be given.
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Energy Efficiency Rating				
Score	Energy rating	Current	Potential	
92+	A			
81-91	B			
69-80	C	78 C	79 C	
55-68	D			
39-54	E			
21-38	F			
1-20	G			

Additional Information

Council Tax Band C
Local Authority Sefton

Tenure: Leasehold starting from 25th March 1924 (less 10 days) for 998 years with £25 per year or £12.50 every 6 months.

Service charge of £105 per calendar month.

Disclaimer: These property details are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of any contract. Please note that Bailey Estates has not tested any apparatus or services and as such cannot verify that they are in working order or fit for their purpose. Although Bailey Estates try to ensure accuracy, measurements used in this brochure may be approximate.