

**For Sale**

**York Road, Birkdale, PR8 2DU**



**£275,000 - Available**

## **2 bedroom Apartment**

- ✓ **Brand New Garden Apartment**
- ✓ **Sought After Birkdale Setting**
- ✓ **Luxury Bathroom & En Suite**
- ✓ **Viewing Absolutely Essential**
- ✓ **Private Exterior Spaces**
- ✓ **Two Double Bedrooms**
- ✓ **Open New Kitchen & Dining Area**
- ✓ **EPC Band Rating - 'C'**



## Description

Experience luxurious living in this brand new, garden-level two-bedroom apartment set within an impressively converted Victorian Villa, ideally situated just moments from the highly sought-after village centre of Birkdale, Southport. This charming residence offers a rare combination of exterior classic elegance and internal modern convenience, perfect for those looking for a unique and bespoke home. Located within easy reach of the village's vibrant atmosphere, residents will enjoy the convenience of fabulous restaurants, cozy café bars, independent boutiques, and the main line train station, providing direct connections to both Liverpool Lime Street and Southport Central.

Accessed via a private entrance to the side of the building, this garden-level apartment opens into an inviting hallway leading to a spacious reception lounge that exudes comfort and style. The heart of the home features a modern fitted breakfast/dining kitchen, complete with integrated electrical appliances that cater to contemporary living. The apartment boasts two generously-sized double bedrooms, each thoughtfully designed to provide ample space and comfort. A luxury three-piece bathroom and a private en-suite shower room in the primary bedroom further elevate the appeal of this exceptional property.

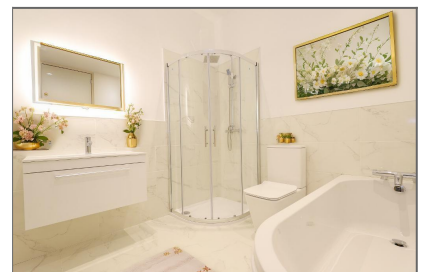
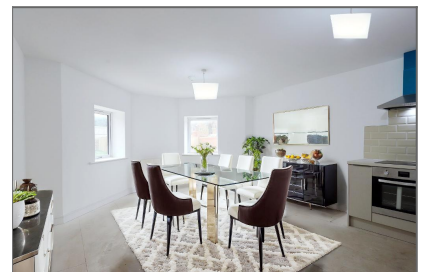
One of the standout features of this residence is the outdoor space. The apartment includes a private rear courtyard patio terrace, ideal for relaxing or entertaining guests, as well as access to a large, grass-laid communal garden for added tranquility. Additionally, a second block-paved seating area offers flexibility and may be utilized as private parking, subject to local authority permission, providing convenience rarely found with similar properties.

The apartment benefits from gas central heating throughout and uPVC double glazing, ensuring comfort and energy efficiency. It is sold with full vacant possession and no onward chain delay, making the transition smooth and hassle-free.

This garden residence is ideal for buyers seeking a secure bespoke Birkdale residence, and also those in search of an ideal lock-up-and-go residence for those who travel frequently or live part-time elsewhere. Don't miss the chance to secure this exceptional garden-level apartment. Call our Birkdale office on 01704 564163 today to arrange your viewing and experience firsthand what makes this property a standout choice in luxury living.

## Location

This recently completed development of seven individually styled '2' bedroom apartments can be found in the heart of Shoreside Birkdale on York Road. Leave Bailey Estates Birkdale office and head west through the village. Cross over the train tracks and take the first left turn into York Road. The apartment building can be easily identified by a Bailey Estates FOR SALE board.



## Lower Ground Floor

**Entrance Hallway - 31' 0" x 5' 5" (9.47m x 1.67m)** (maximum measurements)

**Kitchen/Dining Room - 17' 10" x 13' 11" (5.45m x 4.25m)**

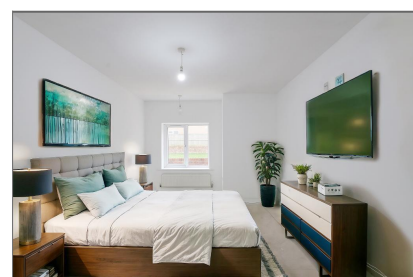
**Lounge - 18' 4" x 13' 10" (5.6m x 4.23m)**

**Bathroom - 8' 3" x 7' 7" (2.54m x 2.32m)**

**Bedroom 1 - 9' 10" x 13' 10" (3m x 4.23m)**

**En- Suite - 9' 10" x 3' 3" (3m x 1.01m)**

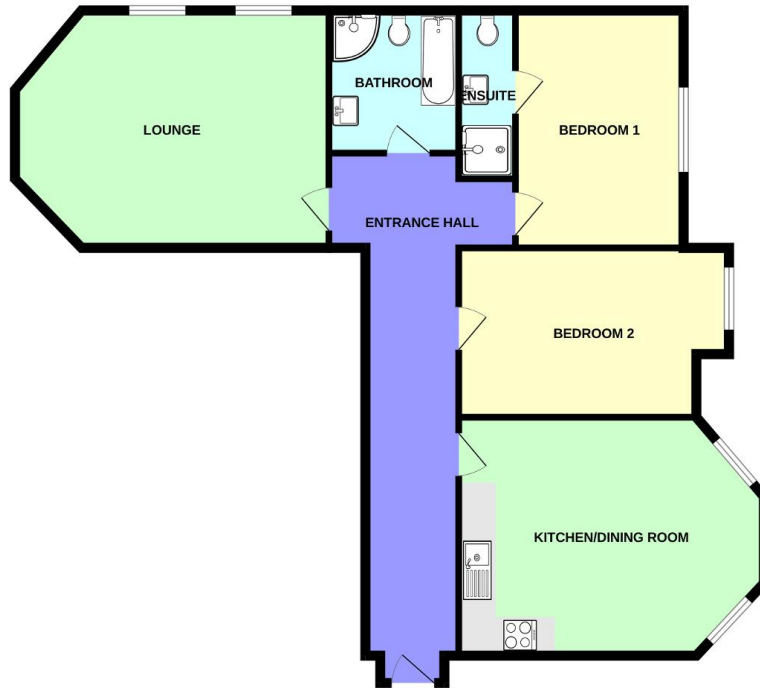
**Bedroom 2 - 15' 10" x 9' 10" (4.83m x 3.02m)**





## Floorplans

LOWER GROUND FLOOR  
1044 sq.ft. (97.0 sq.m.) approx.



TOTAL FLOOR AREA : 1044 sq.ft. (97.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 operability or efficiency can be given.  
Made with Metaphor 22024

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73   C	73   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Additional Information

Important note: Virtual 'AI' staging has been incorporated within photos for the sole purpose of marketing and providing an impression of how the properties can be furnished.

Tenure; TBC - Presently the apartments are being sold with a 999 year lease, however the client is considering selling a share of the freehold with each apartment.

Council tax banding per apartment to be confirmed.

**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.