

For Sale

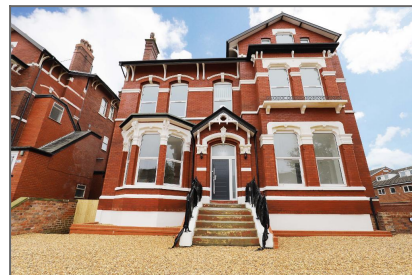
York Road, Birkdale, PR8 2DU



From £174,950 - Available

2 bedroom Apartment

- ✓ **Stunning New Development**
- ✓ **Located to Shoreside Birkdale**
- ✓ **Local to Village Centre**
- ✓ **Open Plan Kitchen Lounge Diners**
- ✓ **Seven '2' Bedroom Apartments**
- ✓ **Prices Starting from £174,950**
- ✓ **Viewing Absolutely Essential**
- ✓ **EPC Band Rating - 'C'**



Description

Introducing '81, York Road Apartments', a distinguished collection of six brand-new two-bedroom residences within an impressively converted detached Victorian Villa, ideally situated just steps from the vibrant heart of Birkdale Village, Southport. This exquisite conversion offers the charm and elegance of exterior Victorian architecture paired with modern internal luxury, providing a unique lifestyle opportunity for those seeking refined living in a prime location.

Each of the apartments is thoughtfully laid out across the ground, first, and second floors of this majestic building, combining period charm with contemporary finishes.

Just moments away, the sought-after village center of Birkdale boasts an array of fabulous dining spots, cozy café bars, and unique independent boutiques, creating a lively atmosphere right on your doorstep. The mainline train station is within easy walking distance, offering direct routes to both Liverpool Lime Street and Southport Central, making '81, York Road Apartments' ideal for both commuters and those who enjoy easy access to city and town centre amenities.

For recreation and leisure, residents will find themselves perfectly positioned near some of the area's top sports facilities, including the world-renowned Royal Birkdale Golf Course, Birkdale Tennis and Cricket Club, and Southport Rugby Club, ensuring a balanced lifestyle of relaxation and activity.

Inside each apartment, no detail has been overlooked. Kitchens are fitted with sleek, modern cabinetry and integrated appliances, designed to blend seamlessly with the combined living areas. The luxury continues in each bathroom, complete with a three-piece suite, and four of the six apartments feature a private en-suite shower room, adding an additional layer of convenience and privacy. Gas central heating and uPVC double glazing are standard in each residence, ensuring comfort and energy efficiency throughout the seasons. Residents will also enjoy a communal rear garden, an ideal space for relaxation or social gatherings, while a beautifully landscaped stone driveway at the front provides convenient parking for residents.

Every apartment is sold with full vacant possession and no onward sales chain delay, allowing a smooth and straightforward purchase process. With prices starting from a competitive £174,950 and ranging up to £199,995, '81, York Road Apartments' represent exceptional value in a premium location.

These homes are ideal for buyers seeking a secure bespoke Birkdale residence, and also those in search of a lock-up-and-go residence for frequent stays in the charming village of Birkdale.

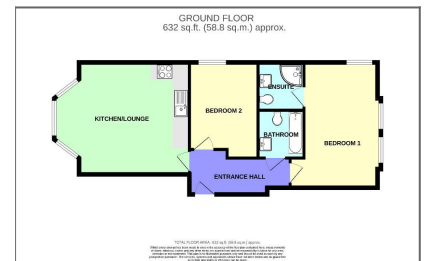
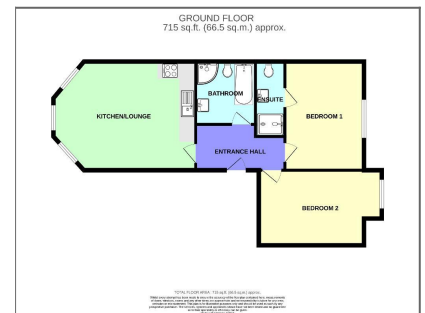
Don't let this rare opportunity slip by. Schedule a viewing today and experience their elegance and convenience. Call our Birkdale office now on 01704 564163 to arrange a visit or for more information on availability.



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

Location

This recently completed development of six 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.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional Information

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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.