



KAREN PARKS
SALES & LETTINGS



Apt 23 Saxon Lodge 32 York Road, Birkdale, PR8 2AD
Offers Over £200,000

Karen Parks Sales and Lettings are pleased to offer the opportunity to purchase this two bedroom first floor apartment situated in the popular Saxon Lodge - in a block of just six apartments. The property briefly comprises of: communal entrance, hallway, open plan lounge-diner, kitchen, two bedrooms and a shower room. The apartment benefits from a single garage which very few apartments offer, visitor parking spaces and beautifully kept communal gardens to both the front and rear which residents are welcome to enjoy. The property is situated just a short walk from Birkdale train station and village with all it's amenities offering a range of shops, cafes, restaurants and hairdressers. It is also just a stones throw from a bus stop for those who don't drive. Internal viewing is recommended to appreciate the space on offer.

ACCOMMODATION

Lounge-Diner 24'3" x 11'1" (7.40 x 3.40)



The spacious open plan lounge-diner is perfect for entertaining family and friends. There are two large double glazed windows allowing an abundance of light to flow into the room and two radiators.



Kitchen 14'5" x 7'10" (4.40 x 2.40)



The kitchen has a range of wall and base units providing storage for the kitchen and there is also a built in table with space for seating. There is a sink with double glazed window above, integrated dishwasher, under counter fridge, gas hob and oven. There is space for a washing machine, full length

fridge and full length freezer. The boiler is located in the kitchen.



Hallway

The hallway has one radiator, mirrored storage cupboards and a phone intercom for the communal main door.

Bedroom 1 14'9" x 11'1" (4.50 x 3.40)



The master bedroom has a range of fitted wardrobes and drawers providing ample storage space for the room, as well as a dressing table with drawers. There is one radiator and a double glazed window.



Bedroom 2 11'1" x 7'10" (3.40 x 2.40)



The second bedroom has one radiator and a double glazed window.

Shower Room 7'10" x 5'10" (2.40 x 1.80)



The shower room has a newly fitted large walk in shower, WC, hand wash basin with cupboard below, a built in cupboard with shelving and a heated towel rail.



Communal Entrance

There is a secure communal door leading into the block of just six apartments, with stairs leading up to the first floor.

Outside

Communal Gardens and Visitor Parking



To both the front and rear of Saxon Lodge are communal gardens with large areas laid to lawn and beds containing immaculately kept plants, bushes and shrubs. Residents are welcome to enjoy sitting out in the communal gardens. There is visitor parking space situated to the rear of the building.

Garage



To the rear of the building is a row of garages and this apartment benefits from a single garage with up and over door.

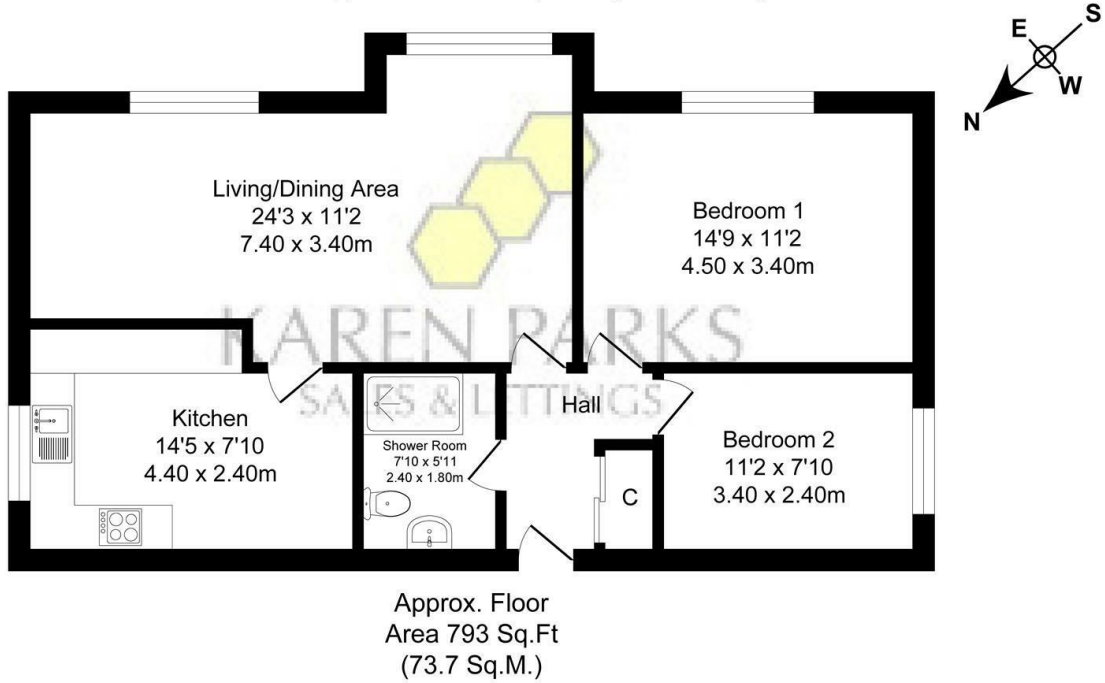
Important Information

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and converted to metric, do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title, we cannot guarantee boundaries or rights of way, you must take the advice of your legal representative. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information.

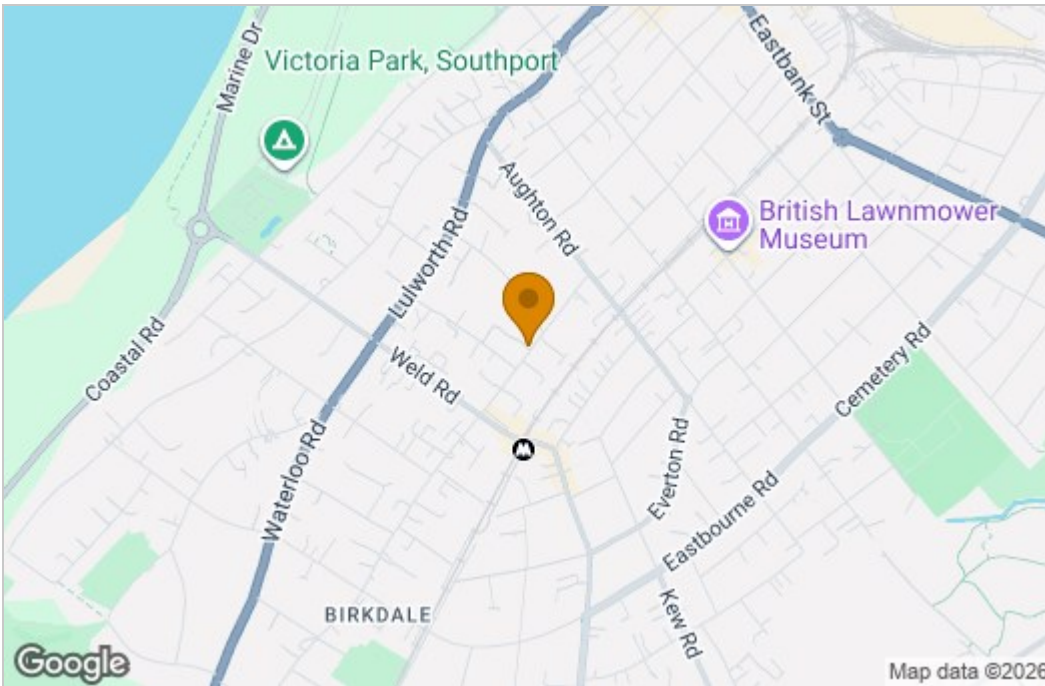
Floor Plan

Saxon Lodge, Birkdale Total Approx. Floor Area 793 Sq.ft. (73.7 Sq.M.)

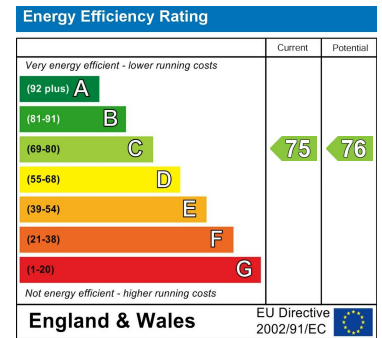
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.