

## Grosvenor Road, Southport - Monthly Rental Of £1,400.00



### KEY FEATURES:

- Three/Four Bedroomed Maisonette Apartment • Spacious Accommodation with plentiful storage Over Two Floors • Three En-Suites plus Separate WC • Open Plan Lounge/Diner with Private South Facing Balcony • Sought After Birkdale Location • Off Road Parking • LIFT ACCESS TO ALL FLOORS • EPC: C •

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## Property Description

SPACIOUS DUPLEX, PENTHOUSE APARTMENT WITH EXTENSIVE STORAGE AND LIVING SPACE\*\*\* \* SOUTH FACING BALCONY \* THREE/FOUR BEDROOM, THREE EN SUITE \* Ideally situated in a purpose built development of 3 LUXURY APARTMENTS in the sought after area of Birkdale, close to the shops, transport links and amenities of Birkdale Village and Southport Town Centre, and with easy access of commuter routes to nearby cities of Preston, Liverpool and Manchester. The three bedroomed duplex penthouse apartment has been recently refurbished and briefly comprises; entrance hall, WC, cloakroom, reception room, living room/diner, store room, kitchen and private south facing balcony to the first floor and to the second floor three double bedrooms, master with walk in wardrobe, store room on landing and three en suites. The property has been fully carpeted in a quality, light grey carpet and additionally benefits from lift access, off road parking for 2 cars, communal gardens EPC: C AFFORDABILITY CRITERIA FOR THIS PROPERTY IS A COMBINED INCOME OF OR EXCEEDING £37 500 PER YEAR\* Available April 2021

## Rooms

### Entrance Hall

Entrance hall with doors to WC, cloakroom, reception room, window to rear, with fitted carpet open onto reception hall.

### Reception Hall

Fitted carpet, radiator to side, wall lighting, under stair storage and doors to kitchen and lounge/diner.

### WC 5' 4" x 4' 11" (1.63m x 1.51m)

Large downstairs WC with tiled walls, heated towel rail and two piece suite comprising WC and wash hand basin.

### Cloakroom 4' 11" x 5' 7" (1.51m x 1.71m)

Spacious cloakroom with fitted carpet, shelving and radiator.

### Bedroom 4/Office 11' 3" x 6' 5" (3.43m x 1.96m)

Perfect for use as a guest bedroom, office or snug, with fitted carpet, radiator, windows to front and rear.

### Lounge/Diner 31' 9" x 16' 8" (9.67m x 5.08m)

MEASURED TO FURTHEST POINTS: spacious lounge/diner with fitted carpet, windows to front and side, recessed spotlighting to ceiling, radiators to rear and side, TV point and sliding doors onto private south facing balcony. Door to storage room.

### Kitchen 11' 4" x 11' 5" (3.46m x 3.48m)

Modern kitchen with windows to rear and side, recessed spotlighting to ceiling, radiator to front and fitted kitchen with matching range of base and eye level units and complimentary work surfaces and matching breakfast bar, with integrated mixer sink, double oven, four ring electric hob, extractor hood, fridge, freezer, dishwasher and washing machine.

### Bedroom 1 20' 1" x 10' 10" (6.13m x 3.29m)



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Master bedroom with fitted carpet, recessed spotlighting to ceiling, radiator, window to front, baywindow to front, doors to en suite bathroom and walk in wardrobe.

**En Suite Bathroom 9' 7" x 11' 3" (2.93m x 3.43m)**

En suite bathroom with tiled flooring, partially tiled walls, radiator, two heated towel rails, window to front, 5 piece suite comprising bath, corner shower, WC and his and hers wash hand basins with mirrored wall units above and lighting.

**Walk in Wardrobe 8' 6" x 5' 6" (2.58m x 1.68m)**

Walk in wardrobe with fitted carpet.

**Bedroom 2 11' 3" x 11' 11" (3.43m x 3.63m)**

Double bedroom with fitted carpet, radiator to rear, window to rear, recessed spotlighting to ceiling, door to en suite.

**En Suite 7' 4" x 6' 2" (2.23m x 1.88m)**

En suite bathroom with tiled walls and flooring, heated towel rail, recessed spotlighting to ceiling, three piece suite comprising bath with shower fitting, WC and wash hand basin.

**Bedroom 3 11' 5" x 11' 4" (3.48m x 3.46m)**

Double bedroom with fitted carpet, window to rear, radiator to rear, recessed spotlighting to ceiling, door to en suite.

**En Suite 5' 6" x 7' 4" (1.68m x 2.23m)**

En suite shower room with tiled flooring, partially tiled walls, heated towel rail, three piece suite comprising of shower, WC and wash hand basin with integrated storage and wall mounted mirrored and lit unit.

**Communal Areas**

Entrances to front and rear with secure telephone entry system, lift and stair access to all floors, well maintained communal areas.

**External**

Well maintained, landscaped communal gardens to front with lawn and decorative borders, tarmac driveway to rear of the property accessing garages, off road parking space and visitor parking. Pedestrian path to front entrance of the property.



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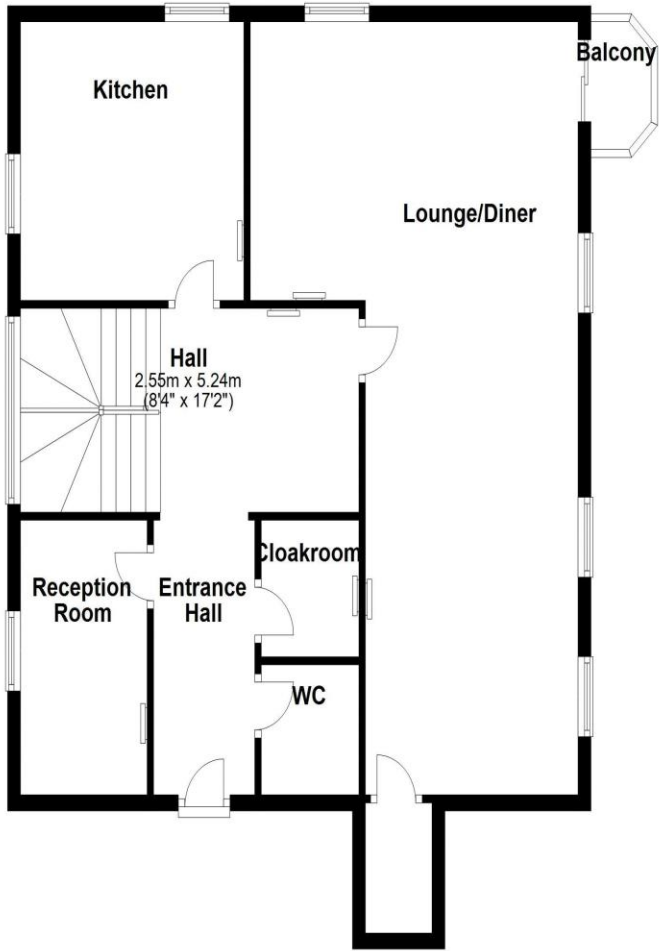
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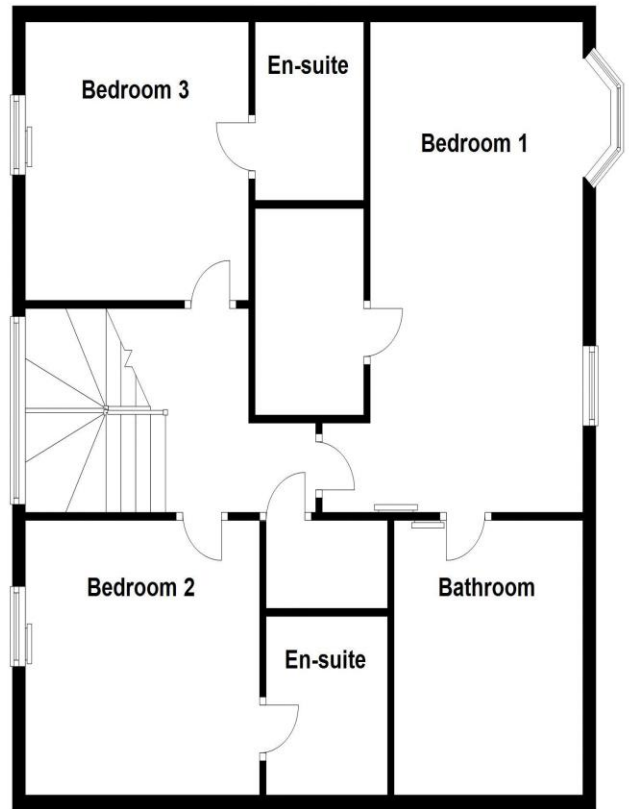


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Second Floor

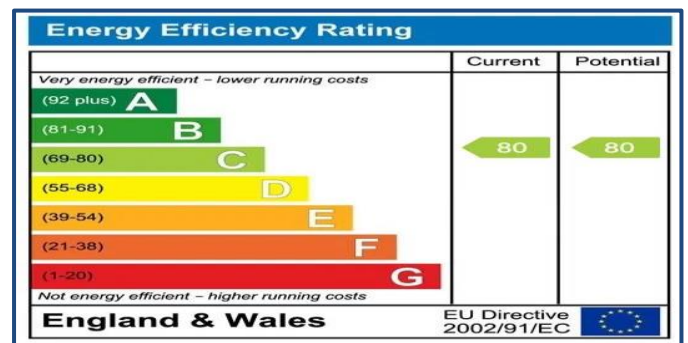


Third Floor



Additional Information

EPC: C  
 Council Tax Band: F  
 Tenure: Leasehold



Disclaimer: Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order



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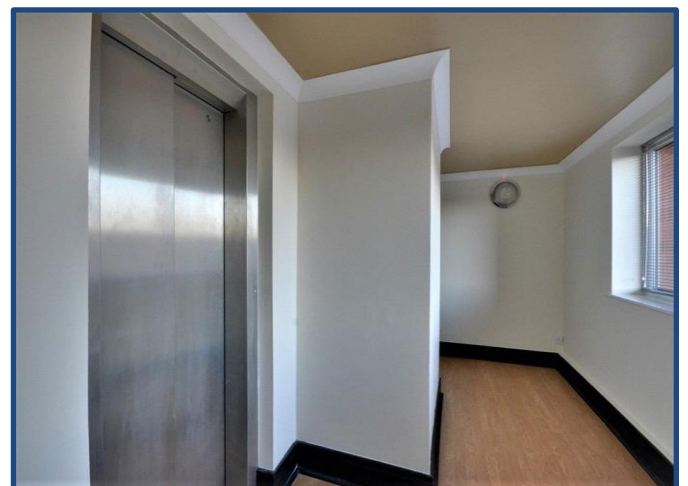
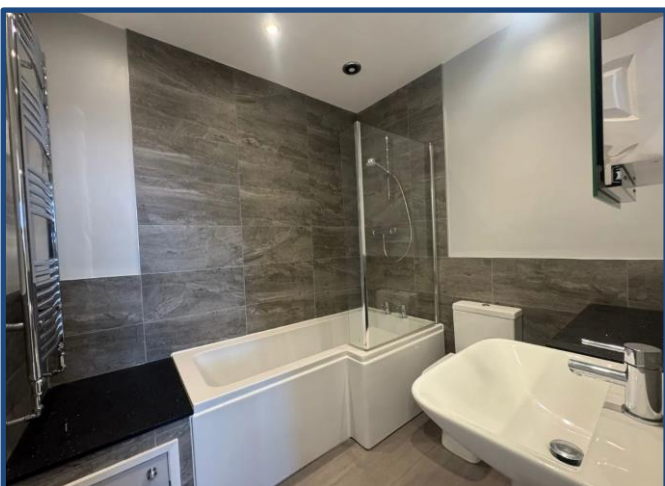


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