

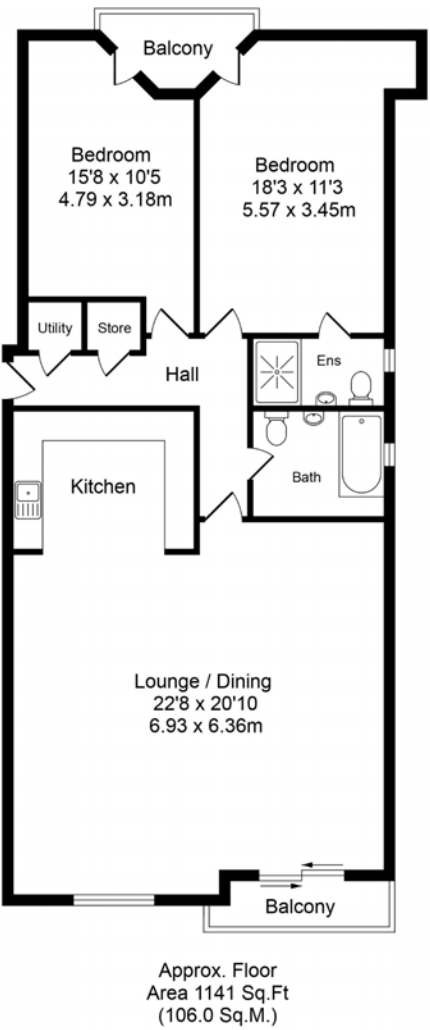


Southport: 01704 778668
Ormskirk: 01695 570102
Parbold: 01257 442789
Chorley: 01257 241173
arnoldandphillips.com

ARNOLD & PHILLIPS
ESTATE AGENTS

Total Approx. Floor Area 1141 Sq.ft. (106.0 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Tenure: We are advised by our client that the property is Leasehold
Ground Rent: £250 p.a.
Term of Lease: 999 years from 01/01/2007
Years Remaining on Lease: 981 years
Council Tax: Band: E
Details Prepared: 19/12/24

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



THE LUXURY PROPERTY SPECIALISTS

Lord Street, Southport

A&P

Arnold and Phillips are delighted to present this exceptional two-bedroom apartment, located within the highly regarded 188 Lord Street complex in the heart of Southport. Perfectly positioned along the town's iconic boulevard, this premium residence offers a blend of stylish living, generous proportions, and convenient access to all that Southport has to offer.

The property is accessed through secure communal entry, with lift access providing ease and practicality. Upon entering the apartment, you are welcomed by a spacious central hallway, thoughtfully designed with ample built-in storage to keep the home organised and clutter-free. The layout is both practical and elegant, ensuring every square foot is utilised efficiently.

On the left side of the property, you'll find two well-proportioned double bedrooms, each neutrally decorated to create a calm and adaptable living space. Both bedrooms are connected by a shared balcony that offers a picturesque view over Southport, making it an ideal spot for morning coffee or evening relaxation. The main bedroom further benefits from a luxurious en-suite bathroom, fitted to a high standard and providing a private retreat.

Centrally located is the main family bathroom, featuring a bath with overhead shower, a WC, and a wash hand basin. The modern, tiled design ensures the space is as practical as it is stylish, catering to both daily routines and unwinding after a long day.

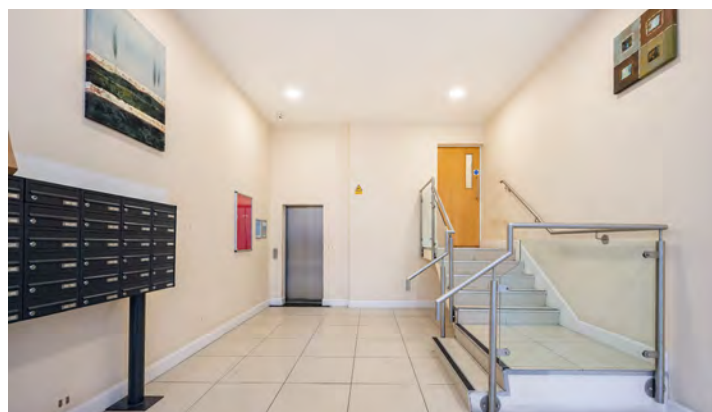
The kitchen is a standout feature of this apartment, with its modern U-shaped layout offering a balance of functionality and aesthetic appeal. A comprehensive range of wall, base, and tower units is complemented by contrasting work surfaces, while integrated appliances ensure a seamless and uncluttered look. The design is ideal for those who enjoy cooking or entertaining, with everything conveniently within reach.

The main living and dining area is particularly impressive, spanning over 22 feet in length. This expansive space has been neutrally decorated, providing a blank canvas ready for your personal touch. A large picture window fills the room with light, while a premium balcony extends the living space outdoors, offering a tranquil place to unwind. The dual-aspect balconies are a notable highlight, providing versatility and stunning views of the surrounding area.

The development also includes secure underground parking, a rare and valuable feature for properties in this central location. This ensures convenience and peace of mind for residents, especially in such a vibrant area.

Located in the heart of Southport, this apartment benefits from a prime position on Lord Street, renowned for its Victorian Architecture, boutique shops, and vibrant dining scene. Everything you could need is within walking distance, including supermarkets, independent stores, and a wealth of cafes and restaurants. Southport's famed coastline and beautiful parks, such as Hesketh Park and Victoria Park, are just moments away, offering plenty of options for outdoor recreation. For those who commute, excellent transport links are available, with Southport Railway Station providing easy access to Liverpool, Manchester, and beyond.

This is a rare opportunity to secure a premium apartment in one of Southport's most desirable developments. Whether you're looking for a full-time residence or a stylish second home, this property offers a perfect balance of luxury, practicality, and location. Viewing is highly recommended to fully appreciate the space, quality, and lifestyle on offer.





KEY FEATURES

Exceptional Apartment

Two Bedrooms

Circa 1141 Square Feet

Modern Fitted Kitchen

Impressive Living & Dining Area

Dual-Aspect Balconies

Secure Communal Entry & Lift Access

Prime Location



