



**21 Royal Park
Birkdale, PR8 2HS, £650,000
'Subject to Contract'**

DISCOVER THE EPITOME OF LUXURY LIVING IN THIS EXTRAORDINARY GROUND-FLOOR APARTMENT, LOCATED WITHIN THE HIGHLY SOUGHT-AFTER ROYAL PARK DEVELOPMENT. IDEALLY POSITIONED, CLOSE TO THE VIBRANT VILLAGE OF BIRKDALE AND THE SOUTHPORT COASTLINE, THIS HOME PROMISES AN UNRIVALLED LIFESTYLE IN ONE OF THE AREA'S MOST COVETED LOCATIONS.

'Royal Park', a landmark development of individual, generously sized Apartments and Town Houses. This apartment effortlessly blends refinement and luxury, combining to create a truly exceptional home. Security gates provide access to the development with cars housed in a gated, under ground car park with two spaces. The location is exceptionally convenient for leading, local golf courses, including Royal Birkdale, and the vibrant, buzzing village of Birkdale, with its specialty shops, wine bars and restaurants is only a short distance away.

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Southport's Estate Agent

Chris Tinsley Estate Agents is a trading name of ECT Consultancy Services Limited, Company number 05388167, registered in England and Wales

Communal Entrance

Video entry phone system, stairs and lift.

Private Entrance Hall

Oak flooring, video entry phone system and burglar alarm control. Deep cloaks cupboard, recessed spotlighting, part glazed double doors to hall and lounge.

WC - 1.17m x 1.73m (3'10" x 5'8")

White suite including vanity wash hand basin with cupboards below, low level WC. Feature half wall tiling and tiled flooring. Recessed spotlighting and extractor.

Magnificent Lounge - 4.93m x 8.03m (16'2" x 26'4")

Recessed spotlighting. Hole in the wall fireplace with remote control, living flame, pebble effect fire. Double doors and side window lead to a west facing terrace overlooking the communal grounds. Opening to...

Study - 2.46m x 2.29m (8'1" x 7'6")

Double glazed doors to the main terrace and a further small terrace both with a westerly aspect overlooking the communal grounds.

Dining Room - 3.38m x 3.66m (11'1" x 12'0")

Part glazed double doors to the entrance hall feature glazed screen to the lounge. Recessed spotlighting.

Kitchen - 8.53m x 6.22m (28'0" reducing to 22' x 20'5")

Installed with, grey shaker style units including; base units with cupboards and drawers wall cupboards, working surfaces incorporating one and half bowl sink unit and drainer. Recess for Rangemaster 6 burner range with double oven and grill with wide cooker hood above. Recess for American style fridge freezer, wine fridge, Neff oven and coffee maker, integral dishwasher. Feature antique mirror finish to one wall, double glazed double doors to a terrace overlooking Waterloo Road. Recessed spotlighting.

Utility Room - 1.83m x 2.36m (6'0" x 7'9" overall)

Plumbing for washing machine and space for tumble dryer, electrics cupboard. Cupboard housing gas central heating boiler. Hot water cylinder.

Bedroom 1 - 7.14m x 3.35m (23'5" x 11'0" excluding bay)

Double glazed window with window seat below, knee hole dressing table and drawers further drawer unit, bedside drawers and wardrobes. Recessed spotlighting with door to...

En-suite - 2.36m x 3.05m (7'9" x 10'0")

Large walk-in shower enclosure with thermostatic handheld and rain head showers, twin bowl vanity sink units with cupboards below and illuminated mirror above. Low level WC. Feature wall tiling and tiled floor. Electric towel rail, double glazed window, recessed spotlighting and extractor door to....

Dress - 2.95m x 1.14m (9'8" x 3'9" to front of fittings)

Built in wardrobes and overhead storage cupboards to three walls. Double glazed window.

Bedroom 2 - 4.75m x 3.3m (15'7" overall reducing to 13'5" to front of wardrobes x 10'10")

Double glazed window, raised moulding to walls. Built in wardrobes with wall units further cupboards recessed spotlighting.

Ensuite - 1.7m x 2.11m (5'7" x 6'11")

White suite including vanity wash hand basin with cupboards below, low level WC, shower enclosure with thermostatic handheld and rainhead showers. Feature wall tiling and tiled flooring combined towel rail/ radiator. Wall light points. Mirror with concealed lighting, spotlighting and extractor.

Heating

The property is installed with a system of gas fired, under floor central heating.

Parking

There are two generous parking spaces to the parking basement together with a useful storage unit and remote-control secure entrance to this facility.

Outside

Council Tax

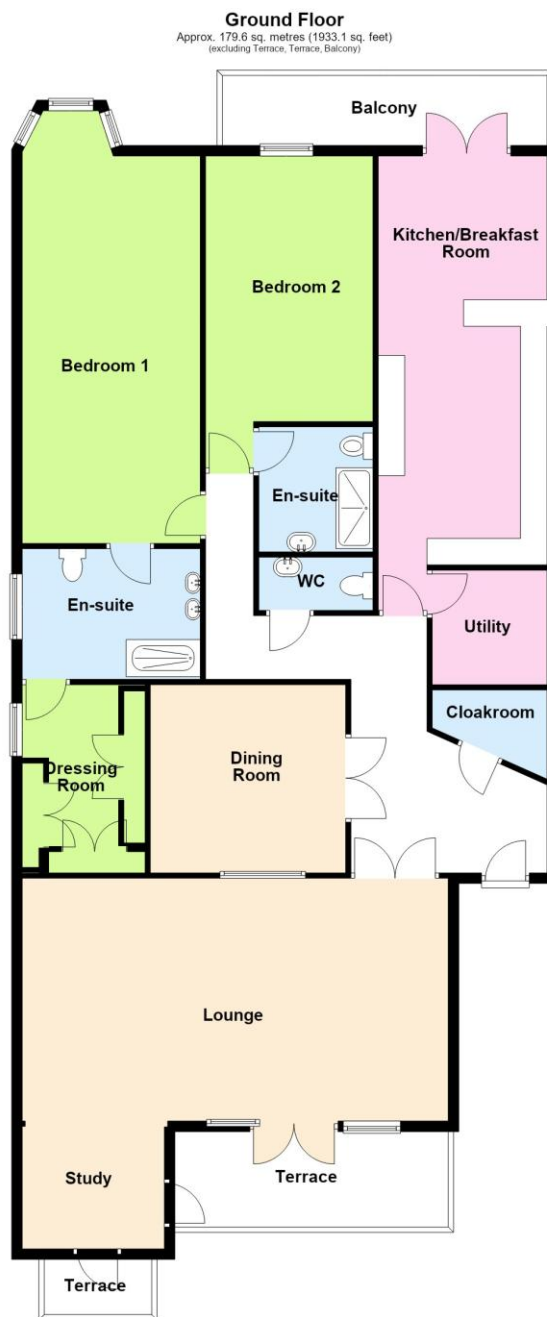
Sefton MBC band G.

Service Charge

Tenure

Leasehold for 999 years from 10 November 1876





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