



Ten Lancaster, Lancaster Road,
Birkdale, Southport, PR8 2LE

£1,400 pcm

SM

STEPHANIE MACNAB
ESTATE AGENT

This well-presented GROUND-FLOOR apartment offers spacious, light-filled accommodation in a sought-after development close to the heart of Birkdale Village.

Measuring approximately 1,200 sq. ft, the property comprises a welcoming ENTRANCE HALLWAY with storage, a generously sized LOUNGE featuring a fireplace and large bay window with shutters, which opens directly onto a PRIVATE PATIO AREA — perfect for relaxing or enjoying a morning coffee.

The KITCHEN/BREAKFAST ROOM is fitted with a range of units, integrated appliances, and space for dining.

There are THREE WELL-PROPORTIONED BEDROOMS, two of which benefit from fitted wardrobes, and the main bedroom features a modern EN-SUITE shower room. A contemporary main BATHROOM with bath and shower over completes the internal layout.

Externally, the development enjoys well-maintained COMMUNAL GARDENS and allocated parking. The apartment is ideally positioned for access to local shops, restaurants, and Village life.

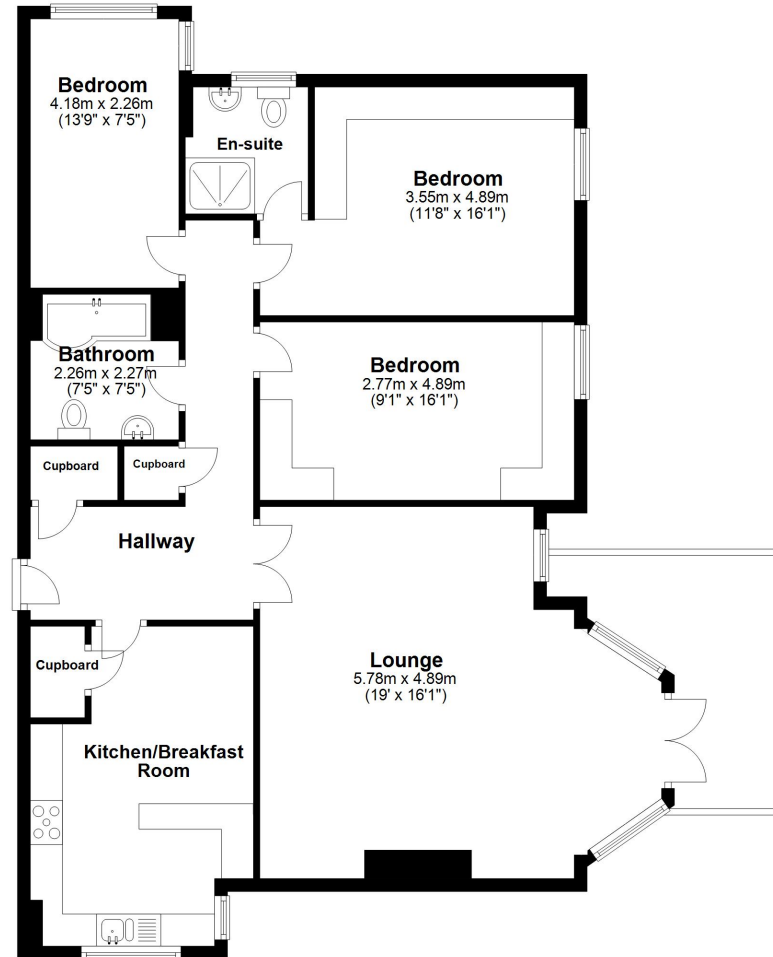
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Ground Floor

Approx. 111.6 sq. metres (1201.4 sq. feet)



Total area: approx. 111.6 sq. metres (1201.4 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		70	74

EU Directive 2002/91/EC

