




The Swallows

42 York Road, Birkdale, Southport, PR8 2AY



-  Purpose Built Apartment
-  Ground Floor Position
-  Three Bedrooms – One En-suite

-  Requires General Updating
-  Private Patio, Garage
-  No Chain

Price: £249,950 Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008





An early inspection is highly recommended of this well proportioned apartment, occupying a ground floor position within a sought after, purpose built development, very well placed for accessing the many amenities of Birkdale Village.

Offered for sale with no onward chain, the apartment is located to the rear of the building and briefly comprises Private Hall, rear Lounge open plan to the Dining Room with access to a paved patio area, fitted Kitchen/Breakfast Room, Principal fitted Bedroom with En Suite Shower Room, two further Bedrooms and Bathroom.

There are established communal gardens to the front and rear with a driveway to the side leading to a Garage at the rear.

The Swallows was constructed in 1987 by local Developer, Regency Developments.



Ground Floor:

Communal Entrance

Private Hall

Lounge/Dining Room - 5.59m overall x 4.52m overall (18'4" x 14'10")

Patio

Kitchen/Breakfast Room - 3.71m x 3.66m (12'2" x 12'0")



Bedroom 1 - 4.52m x 3.66m (14'10" x 12'0")

En-Suite Shower Room - 2.29m x 1.5m (7'6" x 4'11")

Bedroom 2 - 3.63m x 3.02m (11'11" x 9'11")

Bedroom 3 - 3.63m x 2.82m (11'11" x 9'3")

Bathroom - 2.92m x 2.29m (9'7" x 7'6")

Outside: There are established communal gardens to the front and rear with a driveway to the side leading to a Garage at the rear.



Council Tax: Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band E

Tenure: Leasehold for a term of 999 years from 25th March 1938. The ground rent is incorporated within the service charge.

Service Charge: We are advised there is a service charge of £1,680 per annum as a contribution towards the building insurance premium, ground rent, gardening, window cleaning, cleaning and lighting of the communal areas, servicing of the lift and general maintenance. This is run by Willowbank Property Management Southport Limited which is run by the residents and each resident has a share in the company.

NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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Ground Floor

Approx. 98.9 sq. metres (1064.4 sq. feet)



Total area: approx. 98.9 sq. metres (1064.4 sq. feet)

Karen Potter Estate Agents confirm they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



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