



-  Retirement Apartment - Over 60's
-  First Floor Position/Lift Access
-  Two Bedrooms

-  Fitted Kitchen
-  Birkdale Village Position
-  NO CHAIN

**Price: £85,000**

Subject to Contract

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





NO CHAIN - An early internal inspection is strongly recommended of this well presented first floor retirement apartment which is conveniently located for access to Birkdale Shopping Village.

The accommodation occupies a corner position which is particularly favourable and overlooks the communal gardens. The accommodation comprises Hall with storage cupboards, Living Room, Kitchen, two Bedrooms and Shower Room. There is a range of communal facilities within the development including a Laundry; Guest accommodation (subject to availability and booking fee) and a Residents' Lounge.

The sale of the apartments is specifically to residents over the age of 60 (or in the case of a couple, one over the age of 60) and there is the benefit of alarm units throughout the apartment to call the Resident House Manager or, out of hours, a central care-line centre.

Chase Close is located off York Road and adjacent to Birkdale Shopping Village. There is a walk-way providing a short-cut to the Village where there is a range of shops, a post office and the railway station on the Southport/Liverpool commuter line.



## Ground Floor:

**Communal Hall** - With access by way of entry-phone system, lift and stairwells to all floors.

## Second Floor:

**Living Room** - 4.26m x 3.41m (13'11" x 11'2")

**Kitchen** - 2.22m x 2.06m (7'3" x 6'9")

**Bedroom 1** - 4.26m x 2.74m (13'11" x 8'11")

**Bedroom 2** - 4.26m x 2.6m (13'11" x 8'6")

**Shower Room** - 2.06m x 1.71m (6'9" x 5'7")

**Outside** - There are communal gardens adjoining the development which are a particular feature of the property, planned with established lawns, borders, trees and shrubs together with various sitting areas. To the front of the development there is a residents car park and a short cut to Birkdale Shopping Village.

**Council Tax** - Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band C.

**Tenure** - Leasehold for the residue of a term of 125 years from 1st March 1987 subject to an annual ground rent of £544.94, which increases over 20 year terms.

**Service Charge** - We have been advised the service charge currently amounts to £4698 per annum to include water rates, buildings insurance, garden maintenance, window cleaning, use of communal laundry, heating, lighting and cleaning of the communal areas and emergency system, lift maintenance and repair, house manager and sinking fund.

**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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## First Floor

Approx. 57.5 sq. metres (618.6 sq. feet)



Total area: approx. 57.5 sq. metres (618.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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