

# Apartment Tudor Mansions

Beach Road, Birkdale, Southport, PR8 2BP



-  Purpose Built Apartment
-  Ground Floor Position
-  Two Double Bedrooms

-  En-Suite Shower Room
-  Balcony & Garage
-  No Chain

**Price: £275,000** Subject to Contract

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





An early inspection is highly recommended of this well presented, ground floor apartment located in a sought after purpose built development to the shore side of Birkdale, conveniently placed for accessing both Southport Town Centre and Birkdale Shopping Village.

The gas centrally heated and double glazed accommodation briefly comprises: Communal entrance Hall, Private Hall with large walk-in store/cloaks room, spacious Lounge-Dining Room with Balcony overlooking Rotten Row toward the coast, Fitted Kitchen/Breakfast Room, Bedroom 1 with fitted wardrobes and En-suite Shower Room, second double Bedroom with fitted wardrobes, and main Bathroom.

Tudor Mansions stands in established gardens with residents car park leading to a Garage with electrically operated up and over door.



## Ground Floor:

### Communal Entrance

with access by way of entry-phone system, stairs or lift to all floors.

### Private Hall

with walk in store/cloaks cupboard

**Lounge-Dining Room** - 5.64m x 5.36m (18'6" x 17'7")

### Balcony

**Kitchen-Breakfast Room** - 4.19m x 2.54m (13'9" x 8'4")

**Bedroom 1** - 5.64m x 3.25m (18'6" x 10'8")

**En-suite Shower Room** - 2.79m x 1.32m (9'2" x 4'4")

**Bedroom 2** - 5.36m x 2.79m (17'7" x 9'2")

**Bathroom** - 2.79m x 1.83m (9'2" x 6'0")

**Outside:** There are established, well maintained communal gardens to the front and side with a parking area to the rear which leads to the integral **Garage 19' 2" x 9' 1" (5.84m x 2.77m)** with remote controlled up and over door, electric light and power and personal door leading through to a communal hallway where stairs or lift provide access to all floors.

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

**Tenure:** Each leaseholder within Tudor Mansions is a shareholder in the RTM (Right to Manage) company and the £50 ground rent forms part of the service charge to contribute towards the costs of running the RTM company.

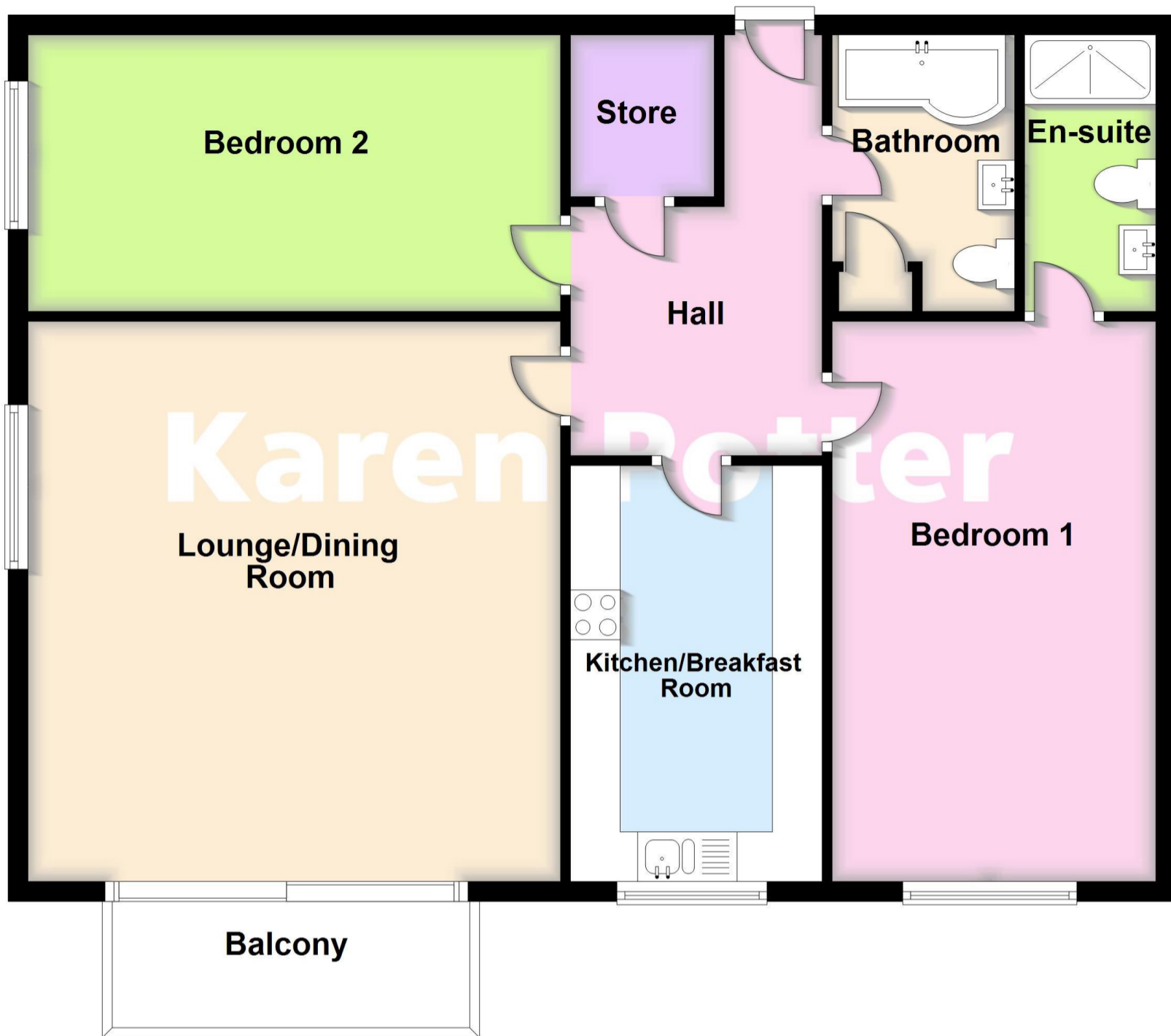
**Service Charge:** The current (accurate as of Feb 2024) service charge amounts to £2310 per year as a contribution towards buildings insurance, lift maintenance, heating, lighting and cleaning of the communal areas, upkeep of the gardens.

**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. 96.7 sq. metres (1040.6 sq. feet)



Total area: approx. 96.7 sq. metres (1040.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	71	77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		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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