



-  Purpose Built Apartment
-  Two Double Bedrooms
-  Communal Gardens, Garage

-  Located to the Ground Floor
-  Breakfast Kitchen
-  Close to Birkdale Village

Price: £150,000 Subject to Contract

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





Located within 5 minutes' walk of Birkdale Village, a ground floor purpose built apartment located to the front of the development overlooking Weld Road.

The apartment offers double glazed accommodation briefly comprising Hall, Front Living Room/Dining Room, Breakfast Kitchen, two double Bedrooms and Shower Room. Outside there are communal gardens adjoining the development with a garage forming part of a separate block to the rear.

Weld Court is located to the shore side of Birkdale with Birkdale Shopping Village providing a number of shops, bars and restaurants together with the railway station on the Southport/Liverpool commuter line. Birkdale Beach is a ten minute walk away.



GROUND FLOOR:

Communal Entrance Hall

Private Hall with walk in store room.

Front Living Room/Dining Room - 5.84m x 4.42m (19'2" x 14'6") overall and maximum

Breakfast Kitchen - 3.58m x 2.72m (11'9" x 8'11")

Bedroom 1 - 3.61m x 3.23m (11'10" x 10'7")

Bedroom 2 - 3.61m x 2.72m (11'10" x 8'11")

Shower Room - 2.21m x 1.8m (7'3" x 5'11")

OUTSIDE: There are communal gardens adjoining the property with a driveway leading to a garage forming part of a separate block to the rear.

Service Charge: We are advised there is a service charge of £120 per month (£1,440 per annum) as a contribution towards building insurance; gardening; cleaning and lighting of communal areas; cleaning of windows; general repairs and maintenance and managing agent's fees.

Tenure: Leasehold for the residue of a term of 999 years
Leasehold for a term of 999 years (less 10 days) from 1 March 1866 subject to a £17 annual ground rent.



Mobile Phone Signal: Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

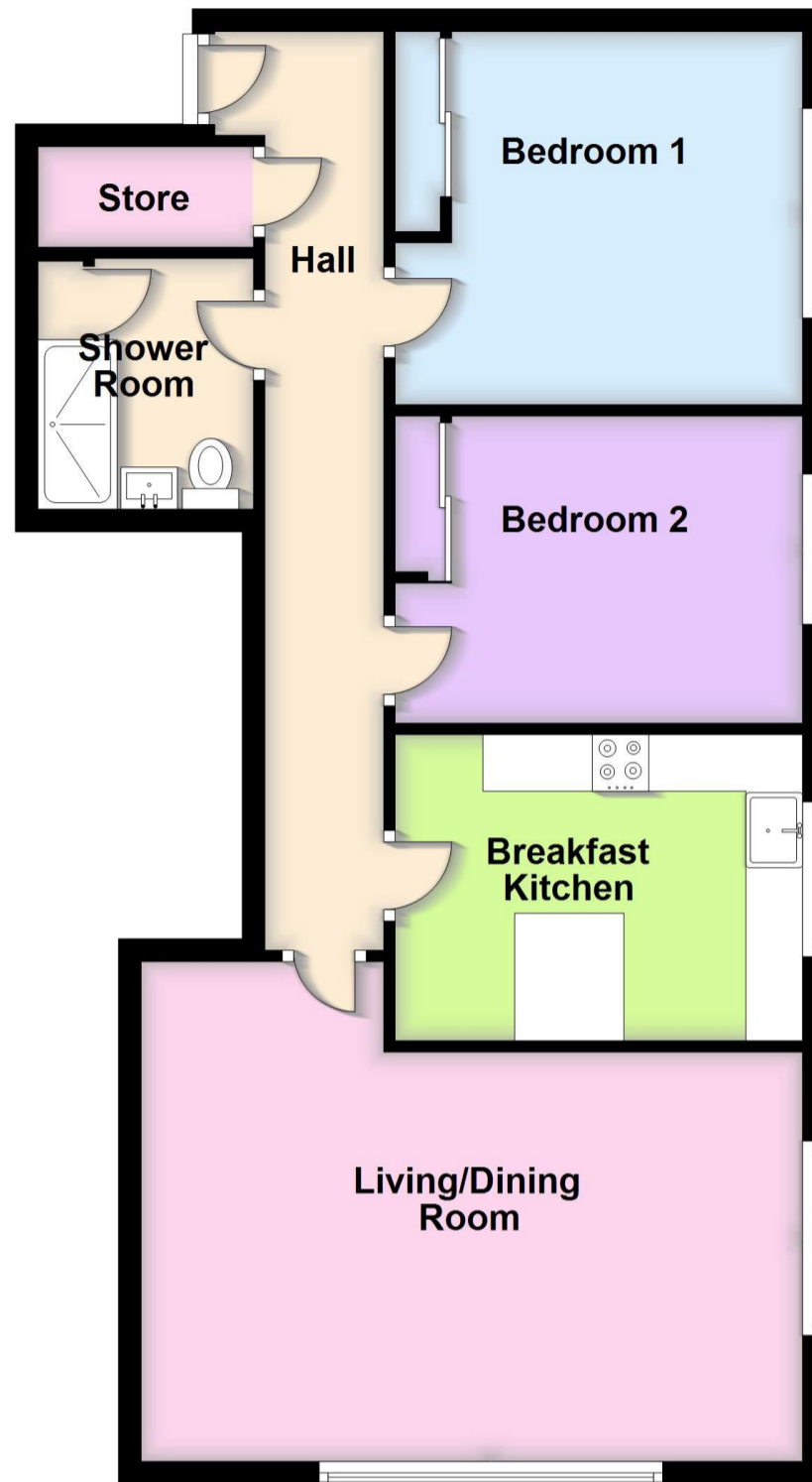
Broadband: Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

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. 71.3 sq. metres (767.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	77	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Total area: approx. 71.3 sq. metres (767.2 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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