



-  Purpose Built Ground Floor Apartment
-  Located to the Ground Floor
-  Balcony with direct access to Gardens & Parking
-  Two Bedrooms
-  Close to Birkdale Village & Beach
-  NO CHAIN

Price: £175,000 Subject to Contract

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





NO CHAIN - An excellent opportunity to purchase a very well presented purpose built ground floor apartment having the benefit of a front facing balcony leading directly onto the front gardens and parking.

The apartment offers well planned accommodation comprising Communal Entrance Hall, Private Hall with entryphone system, front Lounge/Dining Room with Balcony, fitted Kitchen, two double Bedrooms and modern Bathroom. Gas central heating and upvc double glazing are installed. Outside there are communal gardens, parking and a garage.

The development occupies a particularly convenient location for access to the many amenities of Birkdale Village together with the railway station on the Southport/Liverpool commuter line. The town centre of Southport is also readily accessible.



Ground Floor:

Communal Entrance Hall

Private Hall

Front Living/Dining Room - 5.49m x 4.57m (18'0" x 15'0")

overall (maximum measurements - "L" shaped)

Fitted Kitchen - 4.14m x 3.2m (13'7" x 10'6")

overall, including area with built in storage cupboards (8' 1" not including cupboards)

Front Bedroom 1 - 4.32m x 3m (14'2" x 9'10")

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

Shower Room - 2.06m x 1.65m (6'9" x 5'5")

Outside:

There are established communal gardens adjoining the development, the front incorporating shared parking spaces immediately adjacent to the private entrance of the apartment. There is a driveway to the side leading to a garage (number 5) forming part of a separate block to the rear.

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 890 years from 25th March 1973 subject to an annual ground rent of £15.

Service Charge:

We are advised the current service charge (as of April 2024) amounts to £1,500 per annum.

NB:

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

Mobile Phone Signal:

Check signal strengths here:
<https://www.signalchecker.co.uk/>

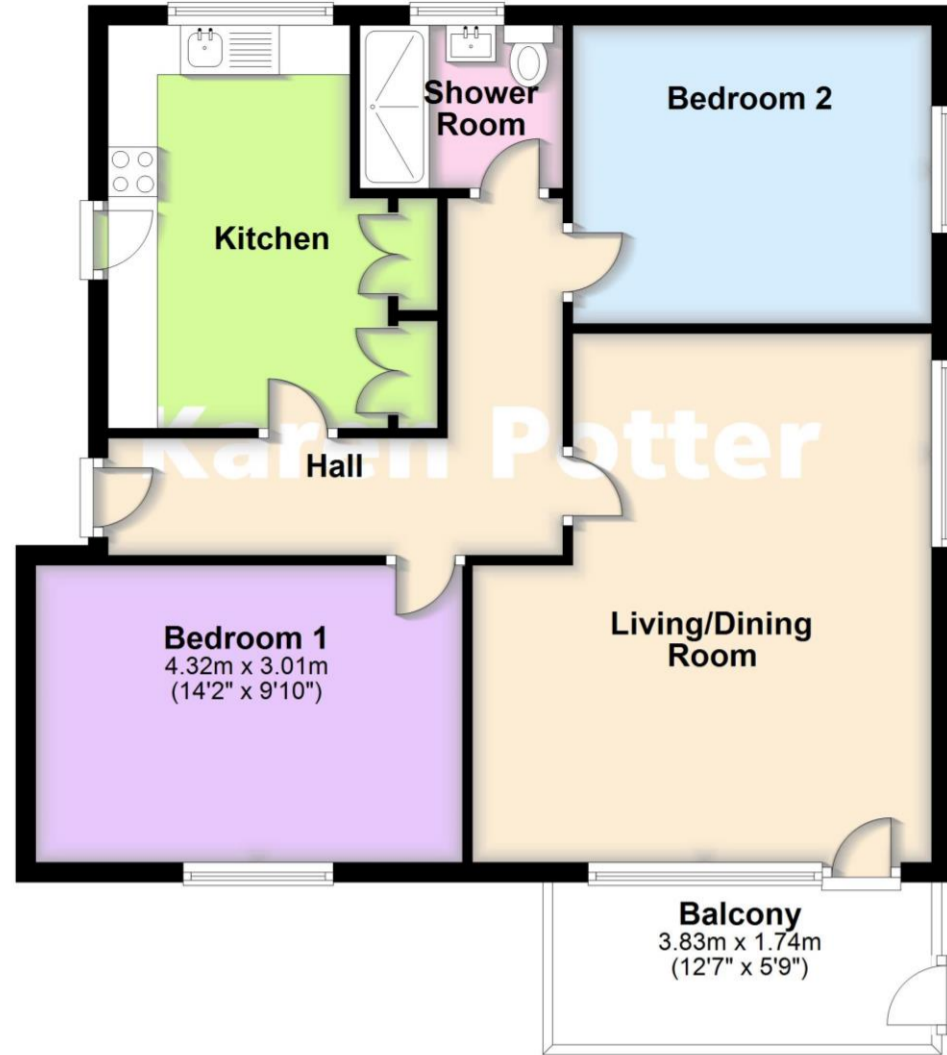
Broadband:

Check the availability here:
<https://labs.thinkbroadband.com/local/index.php>

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Ground Floor

Approx. 72.5 sq. metres (780.8 sq. feet)



Total area: approx. 72.5 sq. metres (780.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	74	77
(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	

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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