

# The Swallows

York Road, Birkdale, Southport, PR8 2AY



-  Purpose Built Apartment
-  First Floor Position – Lift Access
-  Three Bedrooms – One En-Suite

-  Balcony
-  Garage
-  Birkdale Village Location

**Price: 250,000** 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 first floor position within a sought after, purpose built development, very well placed for accessing the many amenities of Birkdale Village.

The gas centrally heated and double glazed 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 Balcony, fitted Kitchen/Breakfast Room, Principal fitted Bedroom with En-Suite Shower Room, two further Bedrooms and Shower Room.

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 Hall

with lift and stairs to all floors, video entry system

## First Floor:

### Hall

**Lounge-Dining Room** - 5.56m overall x 3.45m (18'3" x 11'4")

### Balcony

**Kitchen/Breakfast Room** - 3.66m x 3.45m (12'0" x 11'4")

**Bedroom 1** - 4.55m x 3.66m (14'11" x 12'0")

**En-Suite** - 2.39m x 1.6m (7'10" x 5'3")

**Bedroom 2** - 3.63m x 3.15m (11'11" x 10'4")

**Bedroom 3** - 3.63m x 2.67m (11'11" x 8'9")

**Shower Room** - 2.87m x 2.39m (9'5" x 7'10")

**Outside:** The development stands in established communal gardens to the front and rear, the front incorporating a driveway leading to a garage which forms 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 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.

**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.

© 2024 All Rights Reserved





## First Floor

Approx. 98.4 sq. metres (1059.4 sq. feet)



Total area: approx. 98.4 sq. metres (1059.4 sq. feet)

# AWAITING EPC

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.



5 Hill Street, Southport

PR9 0NW

01704 500 008

[www.karenpotter.co.uk](http://www.karenpotter.co.uk)