



-  Purpose Built Apartment
-  First Floor Position
-  Two Bedrooms

-  Gardens and Garage
-  Spacious Lounge/Dining Room
-  Inspection Recommended

Price: £150,000 Subject to Contract

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





A spacious, purpose built, first floor apartment conveniently located for access to Birkdale Shopping Village together with the railway station on the Southport/Liverpool commuter line.

The apartment is located to the rear of the development and offers well planned and well proportioned accommodation comprising Private Hall with entry phone system, Living Room (with dual aspect over the communal gardens), Fitted Breakfast Kitchen, two Bedrooms, and Shower Room. Gas central heating and upvc double glazed are installed.

The development stands in established gardens to the front and rear, the rear incorporating parking space and there is a Garage forming part of a separate block to the rear. Weld Road forms part of a popular and established residential area located to the shore side of Birkdale and is conveniently located for access to Birkdale Shopping Village and Southport town centre.



Ground Floor:

Communal Entrance with stairs to each floor.

First Floor:

Hall

Lounge/Dining Room - 5.83m x 4.42m (19'1" x 14'6")

Kitchen - 3.64m x 2.74m (11'11" x 8'11")

Bedroom 1 - 3.64m x 3.35m (11'11" x 10'11")

Bedroom 2 - 3.64m x 2.57m (11'11" x 8'5")

Shower Room - 2.44m x 1.98m (8'0" x 6'5")

Outside

The development stands in established gardens to the front and rear, the rear incorporating parking space and there is a Garage forming part of a separate block to the rear.

Tenure

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

Service Charge

To be confirmed

Council Tax

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

Mobile Phone Signal

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

Broadband

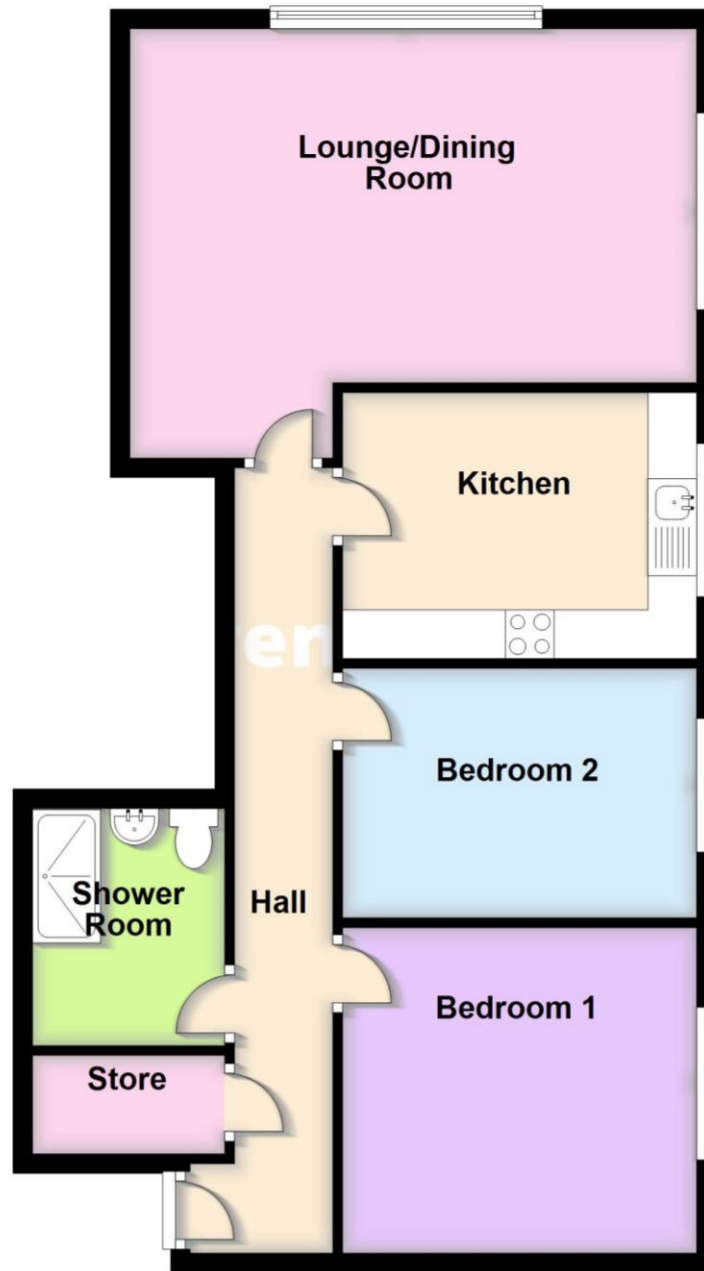
Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

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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First Floor
Approx. 72.5 sq. metres (780.1 sq. feet)



Total area: approx. 72.5 sq. metres (780.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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