



**Flat 6, Weld Court, 16 Weld Road
Birkdale, PR8 2DP £140,000
'Subject to Contract'**

The well presented, first floor accommodation has been well planned and includes a system of gas central heating and UPVC double glazing. Secure audio entry access leads via communal entrance with stairs to first floor. Private entrance hall leads to lounge/diner, perfect for entertaining, a separate modern style breakfast kitchen includes a range of built-in appliances and there are two double bedrooms and a family bathroom/WC. The communal gardens at 'Weld Court' are very well-established providing access to private garaging at the rear. The development is particularly convenient for the plentiful facilities of buzzing, vibrant Birkdale Village offering a wide range of boutique shops, restaurants and wine bars together with excellent commuter links including the Southport to Liverpool commuter line. Several Championship Golf Courses are also in the vicinity, including the coveted Royal Birkdale. Further amenities are located at Lord Street and the Southport Town Centre.

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Southport's Estate Agent

Communal Entrance Hall

With audio entry access and stairs leading to First Floor.

Private Entrance Hall

With entry phone handset and door to useful built-in storage cupboard including shelving.

Lounge/Diner - 4.42m overall measurements x 5.84m (14'6" overall measurements x 19'2")

UPVC double-glazed window overlooks front of development with further UPVC double-glazed window to side. Open-plan to Dining Area, ideal for entertaining.

Kitchen/Breakfast Room - 3.61m x 2.69m (11'10" x 8'10")

UPVC double-glazed window, attractive range of built-in base units arranged in a light pine effect style including a number of cupboards and drawers, wall cupboards, glazed China cupboards and working surfaces. Single bowl sink unit with mixer tap and drainer. Appliances include electric oven, four-ring ceramic style hob with concealed extractor hood over and space is available for free-standing fridge/freezer, plumbing for washing machine and wall mounted 'Vaillant' conventional style central heated boiler system. Part-wall tiling, tile effect laminate style flooring.

Bedroom 2 - 3.63m x 2.74m (11'11" x 9'0")

UPVC double-glazed window to side.

Bathroom/WC - 1.88m x 2.44m (6'2" x 8'0")

Three-piece modern white suite comprises of low-level WC, incorporating vanity wash hand basin with mixer tap, twin grip panelled bath with glazed shower screen, mixer tap and shower attachment. Airing cupboard houses hot water cylinder and useful linen storage, tiled walls, 'Quartz' tiled flooring. Wall grip and extractor.

Bedroom 1 - 3.63m x 3.33m (11'11" x 10'11")

UPVC double-glazed window.

Outside

Property includes communal gardens, well-tended with laid-to lawn and established borders. Parking is available outside private garaging. Garage includes up and over door.

Maintenance

There is a service charge payable - to be confirmed.

Council Tax

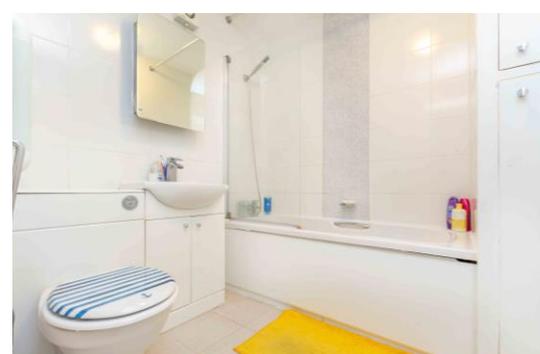
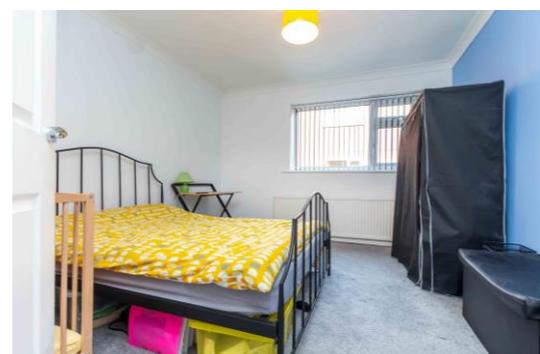
Sefton MBC Band C.

Tenure

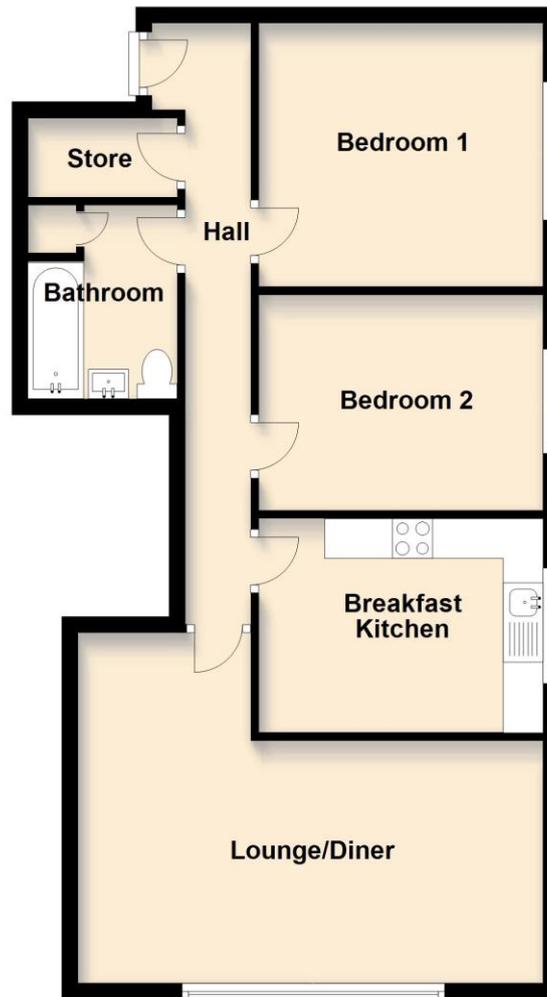
Leasehold with a remaining lease term of 999 from 1st March 1866 (842 years remaining approx.)

Service Charge

As of 2/10/2023 - £1349 per year.



First Floor



Floor plans are for illustration only and not to scale
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	79
(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	



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