



**Flat 3 East Court, 95 Eastbourne Road, Birkdale, Southport,  
PR8 4EJ**

**Offers In The Region Of £100,000  
Subject to Contract**

This flat is situated on the first floor of a purpose built development of just 4 flats. East Court is located on the corner of Eastbourne Road and Bury Road and is very conveniently situated for the facilities at Birkdale Village. The centrally heated and double glazed accommodation briefly includes; private entrance, entrance hall, lounge, kitchen, bedroom and shower room. Communal garden areas. No chain delay.

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*Southport's Estate Agent*

## Separate Entrance

Upvc outer door, stairs to the first floor.

## First Floor Landing

Useful cloaks cupboard, entry phone hand system. Laminate flooring.



**Lounge** - 5.05m x 3.4m (16'7" extending to 18'4" x 11'2")  
Laminate flooring, electric fire and surround. Upvc double glazed window overlooking Eastbourne Road.

## Kitchen

4.44m x 1.93m (14'7" x 6'4")  
Single drainer stainless steel sink unit, base units with cupboards and drawers, wall cupboards and working surfaces. Four ring ceramic hob with cooker hood above and electric oven below. 'Glow- Worm' gas central heating boiler, recess and plumbing for a washing machine.



**Bedroom** - 2.77m x 2.79m (9'1" x 9'2" to front of wardrobes)  
Recessed wardrobes, woodgrain laminate flooring, Upvc double glazed window.



## Shower Room

1.75m x 2.46m (5'9" x 8'1")  
Corner entry shower enclosure with electric shower, vanity wash hand basin with cupboards below, low level Wc, fully tiled walls. Upvc double glazed window.



## Note

The property was not occupied at the time of inspection and we cannot confirm that the appliances or services are in working order.

## Outside

Communal gardens.

## Service Charge

The service charge is £177.32 half yearly.

## Tenure

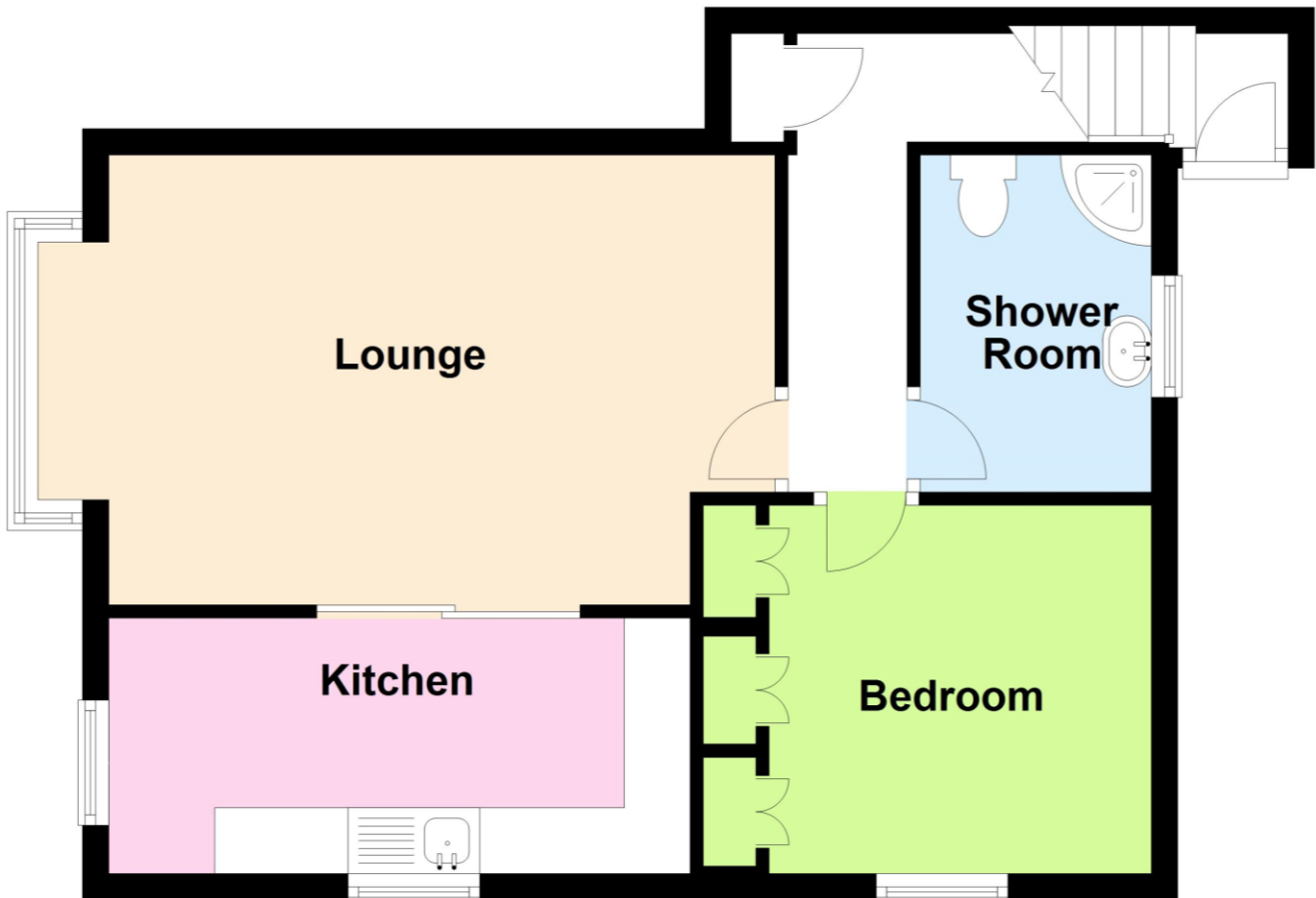
Leasehold 999 years from 3 May 1991.

## Council Tax

Sefton MBC band B.



## First Floor



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



Chris Tinsley Estate Agents confirm that 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 or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.