



**Flat 1 Beach Mews, Beach Road,
Birkdale, Southport, PR8 2BP
£325, 000 Subject to Contract**

This fabulous two-bedroom, ground floor apartment forms part of an exclusive development at Beach Mews, close to Rotten Row, presented in a mews style with private entrances to all properties! The location is particularly convenient for Victoria Park, Birkdale Village and is within easy reach of the Southport Town Centre. In the opinion of the Agents the property offers the security of apartment living but in a mews style development with a access to delightful rear communal gardens affording the owner their all-important independence. Internally the immaculate living accommodation comprises of private entrance porch leading to entrance hall. Rear facing garden lounge/diner leading to enclosed garden terrace leading to delightful communal gardens, a definite feature. A modern style breakfast kitchen includes a range of built-in appliances, two double bedrooms both with fitted wardrobes, the master having newly installed en-suite access. There is also a separate modern style bathroom/WC. Private garage access is available to front.

Enclosed Private Entrance Porch

Upvc double glazed outer door, side windows, 'Karndean' flooring. Glazed inner door leading to....

Entrance Hallway

With built-in cupboard housing useful shelving and newly installed consumer unit.

Rear Garden Lounge/Diner - 5.72m x 4.93m (18'9" x 16'2" overall measurements)

A generous reception room rear facing and providing delightful views and access via enclosed sun terrace to the well-tended communal gardens. The main focal point of the lounge being the fireplace with Marble interior, hearth and wooden fire surround. Dado rail and Upvc double glazed window and double doors with side screens leading to....

Enclosed Garden Terrace

With Upvc double glazed sliding door overlooking rear communal gardens, separate door leads via steps to rear. 'Karndean' flooring.

Breakfast Kitchen - 3.48m x 3.07m (11'5" x 10'1")

Upvc double glazed window to front. Kitchen arranged in an attractive shaker style with a number of built-in base units including cupboards and drawers, wall and glazed china cupboards, under unit lighting, pull out pantry cupboard and working surfaces including inset 1 1/2 bowl sink unit, mixer tap and drainer. Appliances include four ring gas on glass hob, electric double oven, fridge freezer, slim-line dishwasher and eye level microwave. Plumbing is available for washing machine. Partial wall tiling and tiled flooring. Recess spot lighting.

Master Bedroom - 3.56m x 4.34m (11'8" to rear of wardrobes x 14'3")

Upvc double glazed window overlooks rear communal gardens. Attractive fitted wardrobes to the length of one wall including useful hanging space and shelving. Bedside cabinets and drawers, wall light points. Door to....

En Suite Shower Room/WC - 1.17m x 2.51m (3'10" x 8'3")

A new installed en-suite with opaque Upvc double glazed window and three-piece white suite comprising of low-level WC, vanity wash and basin with mixer tap and cupboards below. Step-in shower enclosure with plumbed-in shower. Tiled walls and flooring, recess spot lighting and ladder style chrome heated towel rail.

Bedroom 2 - 5.33m x 2.59m (17'6" to rear of wardrobes x 8'6" excluding entry door recess)

Upvc double glazed window to front. Fitted wardrobes, dado rail.

Bathroom/WC - 2.59m x 1.8m (8'6" x 5'11")

Newly installed bathroom suite comprising of Opaque Upvc double glazed window, three-piece modern white suite including, low level WC, vanity wash hand basin with mixer tap and twin grip panelled bath with mixer tap and shower attachment. Tiled flooring, tiled walls and ladder style chrome heated towel rail. Vanity wall mirror, recess spot-lighting and extractor. Built-in cupboard houses the 'Worcester' central heating boiler.

Outside

The property includes separate private access to single garage to front of development with remote up and over door access and measuring 17'11" x 8'6" with electric, light and power supply. There is also ladder access to useful mezzanine storage level! The development stand in the most attractive communal gardens, which in the opinion of the agent are a definite feature, located to the rear and overlook Victoria Park.

Maintenance

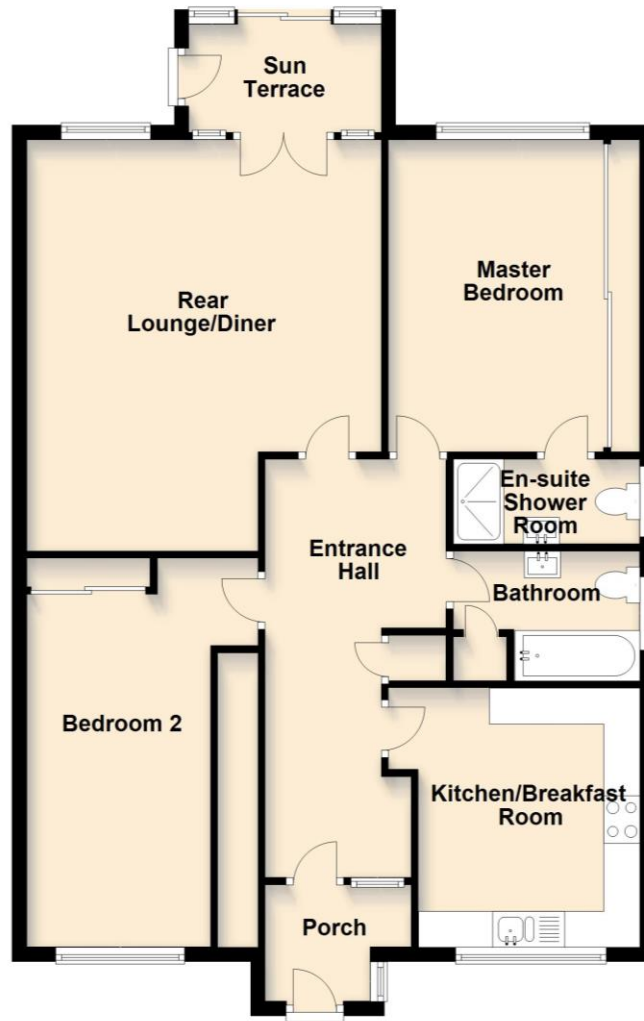
We understand that a residents run managing association 'Beach Mews Management Company LTD' supervise the day to day running and that the current service charge is payable in the region of £125 per calendar month to include building insurance, window cleaning, gardening, external bollard lighting maintenance and contribution to sinking fund (subject to formal verification).

Council Tax

Sefton MBC Band E.



Ground 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.