



**Flat 6, Homechase House, Chase Close
Birkdale, PR8 2DG £65,000
'Subject to Contract'**

This flat is situated on the ground floor of a popular, purpose-built development of retirement flats built by national house builder, McCarthy and Stone. The accommodation briefly includes, private entrance, lounge with a French door providing easy access to a small patio and the communal gardens, kitchen, double bedroom, shower room. Facilities at Homechase House include a house manager, laundry room, communal lounge, guest room and car parking is available on a first come first serve basis. Homechase House is situated just a short distance away from the facilities at Birkdale Village which include a number of restaurants, shops and the railway station on the Southport to Liverpool commuter line.

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Southport's Estate Agent

Communal Entrance

With entry phone system, house managers office, residents lounge.

Ground Floor

Private Entrance Hall

Useful cloak/ storage cupboard housing hot water cylinder. Entry phone/ emergency call unit.

Lounge - 5.11m x 3.23m (16'9" x 10'7")

Upvc double glazed window, Upvc double glazed door leading to small patio area and the communal gardens. Living flame coal effect fire and surround. Wall light points, electric radiator. Emergency pull cord. Archway to...

Kitchen - 1.65m x 2.18m (5'5" x 7'2")

Single drainer, stainless steel sink unit, a range of base units with cupboards and drawers, wall cupboards, woodgrain working surfaces, four ring ceramic hob with cooker hood above and electric oven below. Recess for fridge freezer.

Bedroom - 3.66m x 2.74m (12'0" x 9'0")

Upvc double glazed window overlooking communal garden. Electric radiator, wall light points and emergency pull cord. Recessed wardrobes with sliding doors.

Shower Room - 1.6m x 2.06m (5'3" x 6'9")

Large shower enclosure with thermostatic shower, pedestal wash hand basin, low level WC. Tiled walls and floor, chrome towel rail/ radiator, extractor.

Outside

Homechase House stands in attractive communal gardens with resident and visitor car parking to the front, on a first come first serve basis. This flat is situated at the rear and has a 'French' door leading out to a small paved area and the communal gardens.

Council Tax

Sefton MBC band B.

Tenure

Leasehold for 125 years from 1 March 1987 with a ground rent of £436. We understand that the Freeholder is Proxima GR Properties Limited.

Service Charge

The service charge for the past 12 months amounted to £2,414.12, and the property is managed by Estates & Management Ltd. A company may own and subletting is permitted.

Age Restriction

Minimum age: 60 years for sole occupants, or 55 years for joint applicants.

Transfer Fee

We are advised that there is a transfer payable by the seller on completion of 1% of the sale price.

Facilities

Facilities at Homechase House include house managers who works Monday to Friday 9am - 3pm and emergency pull cords are installed in the flat and provide access to a monitoring service. A guest room is available, communal laundry and residents lounge.



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.