



**Flat 38, Homechase House
Chase Close, Birkdale, PR8 2DG, £70,000
'Subject to Contract'**

Homechase House is a purpose-built development of 1 & 2 bedroom retirement apartments, built by national housebuilders, McCarthy and Stone. The development is situated at the head of a residential cul de sac in mature grounds and just a short distance away from the many facilities of Birkdale Village, which include a number of specialty shops, restaurants, coffee bars, bus services and the railway station on the Southport to Liverpool commuter line. The accommodation of the flat very briefly includes a communal entrance with entry phone system, stairs and lift to the first floor, a private entrance hall, lounge diner opening to modern style kitchen, double bedroom with fitted wardrobes, and modern shower room/WC. UPVC double glazing is installed together with electric heating. The facilities at Homechase House include car parking on a first-come, first served basis, a residents' lounge, a laundry room, guest room and a House Manager. Buyers should be 60 years of age and above.

Communal Entrance

Entry phone system, development managers office, residents lounge.

First Floor

Entrance Hall

'Apollo' emergency pull cord system, loft access, door to useful built-in storage cupboard also housing plumbing for washing machine, water tank and shelving.



Lounge/Diner - 4.88m x 3.23m (16'0" x 10'7")

UPVC double glazed window overlooking communal gardens to rear of development, spacious dining lounge with electric fireplace and surround, wall light points, night storage heater and security pull cord. Archway provides open plan access leading to...

Kitchen - 1.63m x 2.21m (5'4" x 7'3" overall measurements)

Modern style built-in base units which include cupboards and drawers, wall cupboards with under unit lighting and working surfaces. Single bowl sink unit with mixer tap and drainer. Appliances include electric hot point oven with four ring ceramic hot point hob, funnel style extractor over and space is available for freestanding fridge freezer. Part wall tiling and extractor.



Bedroom - 3.68m x 2.64m (12'1" to front of wardrobes x 8'8")

UPVC double glazed window overlooking gardens to rear of development, built-in wardrobes to one wall, wall light point and security pull cord. Night storage heater.



Shower Room/WC - 1.57m x 2.06m (5'2" x 6'9")

Three-piece modern suite comprising of low-level WC, vanity wash handbasin with units below side and over including partial vanity fronted medicine cupboard, corner step in shower enclosure with retractable shower seat, wall grip and 'Mira' electric shower unit. Emergency pull cord, ladder style heated towel rail and attractive wall tiling. Extractor.



Outside

There are communal gardens adjoining the development which are a particular feature of the property, planned with established lawn, borders, trees and shrubs together with various sitting areas. To the front of the development there is a residence car park and a shortcut to Birkdale Village.

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.



Age Restriction

Minimum age: 60 years for sole occupants, (or 60 for main applicant and 55 years for second applicant)

Service Charge

We have been advised the service charge currently amounts to £3,654.28 per annum to include water rates, buildings insurance, garden maintenance, window cleaning, use of communal laundry, heating, lighting and cleaning to the communal areas and the emergency system, lift maintenance and repair, house manager and sinking fund.



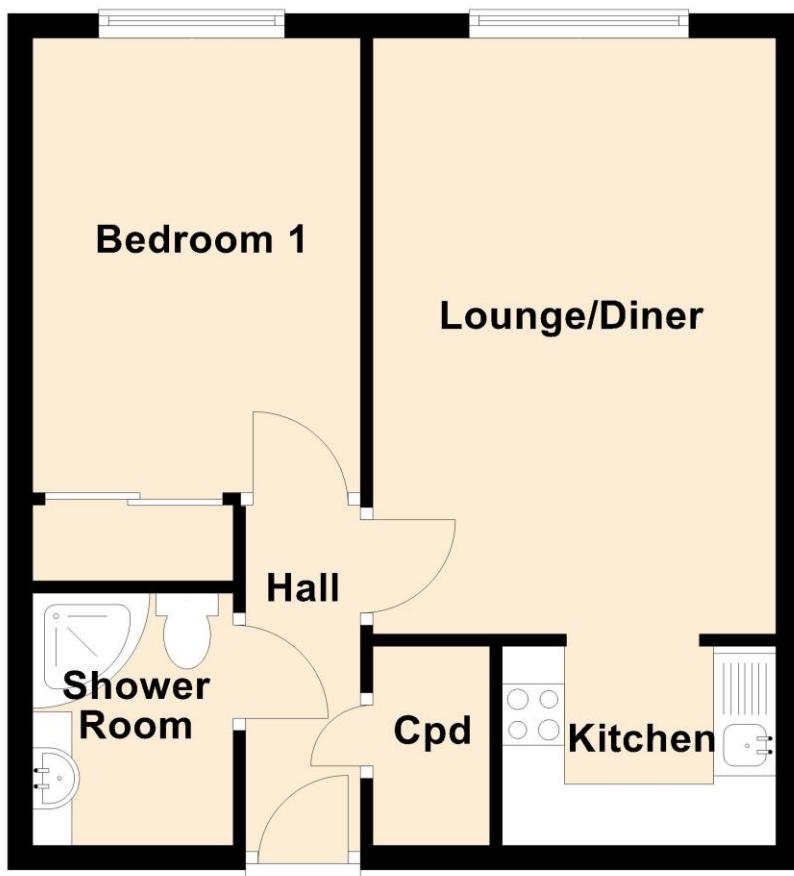
Transfer Fee

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 a development manager 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 resident's lounge.

First Floor



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.