






-  Retirement Apartment For Over 55's
-  Second/Top Floor Position
-  Two Bedrooms - One En-Suite

-  Fitted Kitchen
-  Lift Access
-  Sought After Birkdale Position

**Price: £99,950**

Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008





An early inspection is highly recommended of this particularly spacious retirement apartment for the over 55's, occupying a top/second floor position, accessed via lift, in a modern development within easy walking distance of Birkdale village.

The accommodation is installed with upvc double glazing and electric heating on the Economy 7 tariff and comprises Hall with storage cupboards, Lounge/Dining Room, fitted Kitchen with window, Bedroom 1 with Fitted Wardrobes and En-Suite Bathroom, second Bedroom (fitted as Study) and Shower Room. There are a range of communal facilities within the development including a Laundry; Guest accommodation (subject to availability and booking fee) and a Residents' Lounge.



The sale of the apartments are specifically to residents over the age of 60 (in the case of a couple, one over 60 and the other over 55) and there is the benefit of alarm units throughout the apartment to call the Visiting House Manager or, out of hours, the care-line centre.

Chase Close is located off York Road and adjacent to Birkdale Shopping Village. There is a walk-way providing a short-cut to the Village where there are a range of shops, a post office, banks and the railway station on the Southport/Liverpool commuter line.



## Communal Hall

### Second Floor:

#### Private Hall

**Lounge-Dining Room** – 5.92m x 4.67m (19'5" x 15'4")

**Kitchen** - 2.54m x 2.59m (8'4" x 8'6")

**Bedroom 1** - 6.2m x 3.45m plus recess (20'4" x 11'4")

**En-Suite Bathroom** - 2.26m x 2.11m (7'5" x 6'11")

**Bedroom 2** - 3.28m overall x 3.25m overall (10'9" x 10'8")

**Shower Room** - 2.03m x 1.83m (6'8" x 6'0")

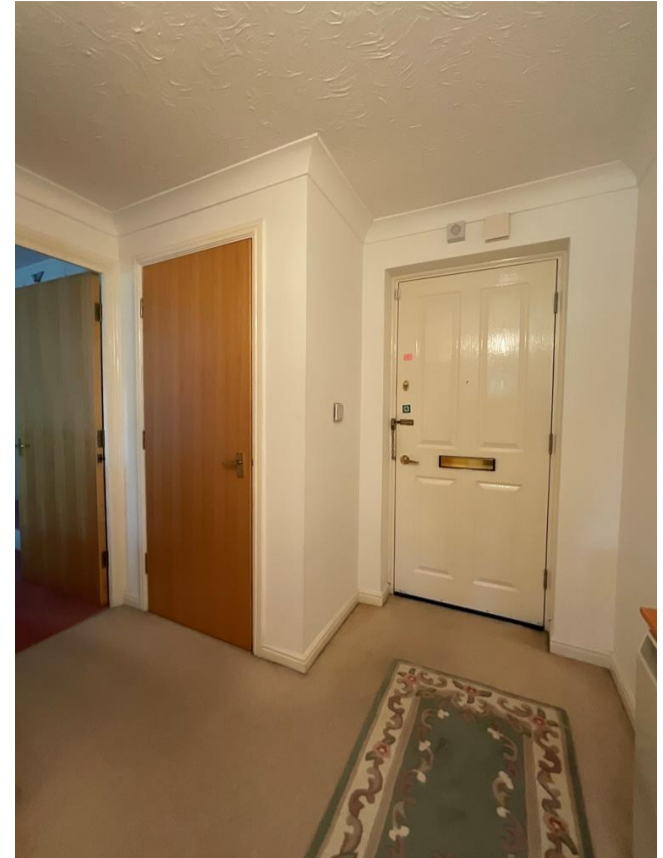
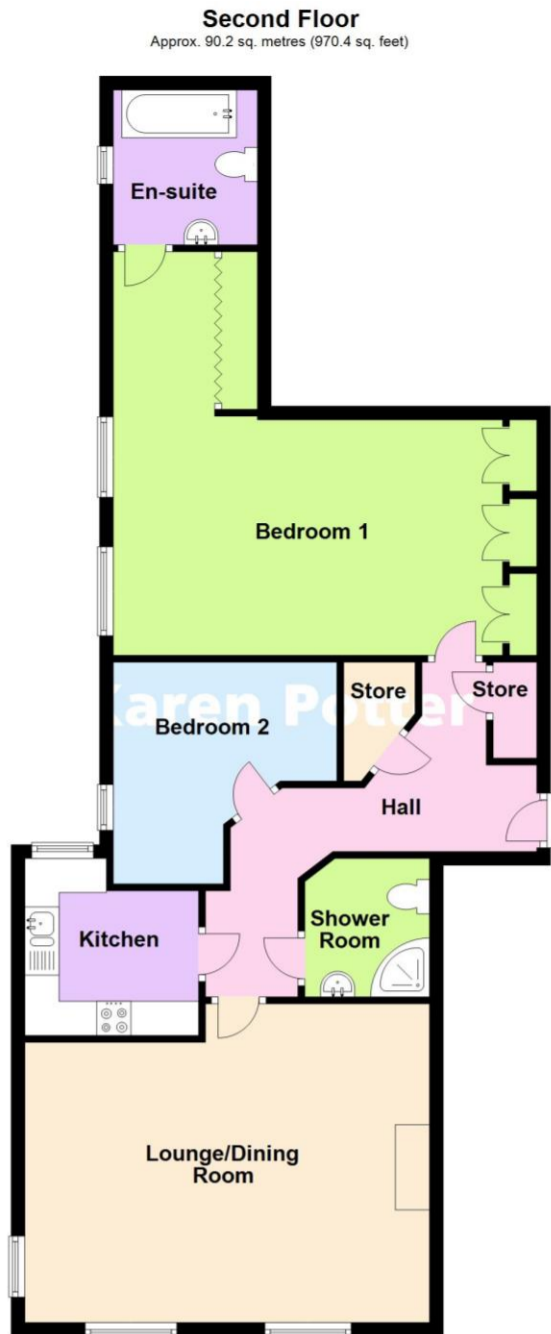
**Tenure:** Leasehold for a period of 125 years from 1st February 1998 with a ground rent of £643 p/a

**Service Charge:** We are informed the service charge for the 12 month period from 1/9/22 amounts to £4572.66 as a contribution towards the cost of general maintenance of the development, window cleaning, cleaning and lighting of the communal areas, sinking fund, lift maintenance, visiting House Manager's wages, management fees, upkeep of grounds and laundry and water rates.

**Please Note:** We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

Karen Potter Estate Agents confirm 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 as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



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