

The Willows

Beechfield Gardens, Westcliffe Road, Southport, PR8 2SW



-  Purpose Built Apartment
-  First Floor Position, Lift Access
-  Three Bedrooms – One En-Suite WC

-  Balcony
-  Garage
-  In Need Of Modernisation

Price: £227,500 Subject to Contract

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





AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED of this generously proportioned, purpose built, first floor apartment located within a sought after development to the shore side of Birkdale.

Offered for sale with no onward chain, the apartment would benefit from a programme of general updating though is installed with gas central heating and upvc double glazing and briefly comprises: Hall, Cloakroom/Store, Living Room with Balcony off, Fitted Kitchen, 3 Bedrooms (the principal with En-Suite WC) and main Bathroom.

There are communal gardens adjoining the development and a garage forming part of a separate block to the rear.

Beechfield Gardens occupies a particularly convenient location for access to the town centre and Birkdale shopping village.



Ground Floor:

Communal Entrance:

Intercom controlled entry system giving access to hall with staircase and lift to all floors.

First Floor:

Hall

Cloakroom/Store - 1.83m x 0.89m (6'0" x 2'11")

Living Room - 6.07m plus door recess x 5.13m (19'11" x 16'10")

Balcony

Kitchen/Breakfast Room - 3.94m x 2.79m (12'11" x 9'2")

Bedroom 1 - 5.23m x 3.2m (17'2" x 10'6")

En-Suite WC - 1.83m x 1.55m (6'0" x 5'1")

Bedroom 2 - 4.65m x 2.74m plus door recess (15'3" x 9'0")

Bedroom 3 - 3.66m x 2.69m (12'0" x 8'10")

Bathroom - 2.59m x 1.83m (8'6" x 6'0")

Outside: There are communal gardens adjoining the development and a garage forming part of a separate block to the rear.

Council Tax: Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band E

Tenure: The managing agents have advised that the tenure is Leasehold for the residue of a term of 999 years from 17th April 1986 subject to ground rent of £50 per annum.

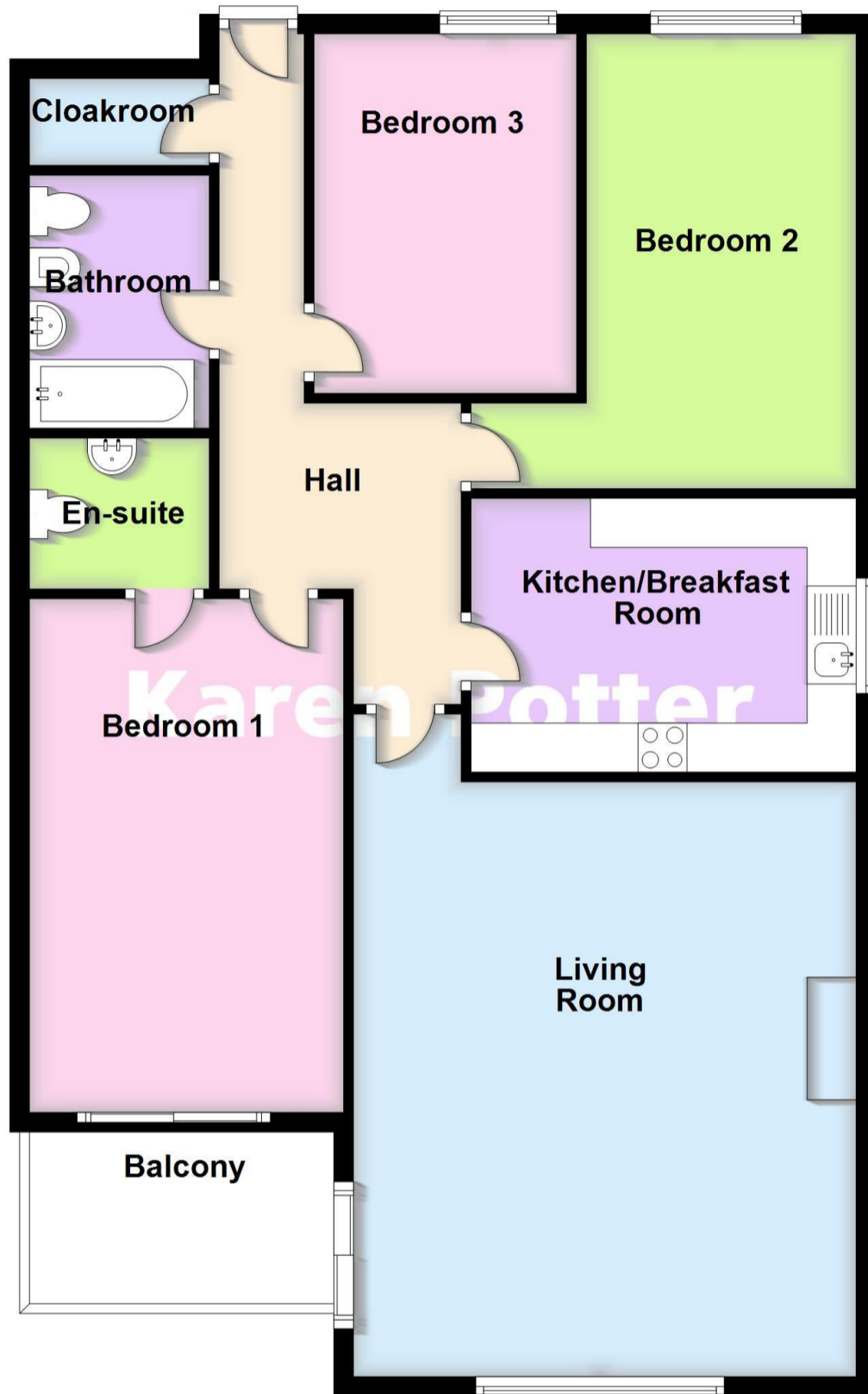
Service Charge: The Beechfield Gardens Estates Charge amounts to £1203.24 invoiced quarterly with an additional Service Charge, specific to The Willows, amounting to £1162.83 also invoiced quarterly (accurate as of January 2024).

NB: 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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First Floor

Approx. 105.8 sq. metres (1138.8 sq. feet)



Total area: approx. 105.8 sq. metres (1138.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

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.



5 Hill Street, Southport
PR9 0NW

01704 500 008
www.karenpotter.co.uk