

Apartment The Pines

Beechfield Gardens, Southport, PR8 2SW



-  Purpose Built Apartment
-  Ground Floor Position
-  Three Bedrooms – One En-Suite

-  Views Over Victoria Park
-  Private Patio
-  Garage

Price: £340,000 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, ground floor apartment located within a highly sought after development to the shore side of Birkdale.

Offered for sale with no onward chain, the gas centrally heated and upvc double glazed accommodation briefly comprises: Hall with Cloakroom, Lounge/Dining Room with Private Patio affording views over Victoria Park toward the coast, Fitted Kitchen with integrated appliances, 3 Bedrooms (two with fitted wardrobes and the principal with En-Suite Shower Room) and main Shower Room.

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

Private Hall

with built in Cloaks Cupboard

Lounge-Dining Room - 6.12m x 5.33m (20'1" x 17'6")

Private Patio - 3.38m x 2.51m (11'1" x 8'3")

Kitchen/Breakfast Room - 4.06m x 2.95m (13'4" x 9'8")

Bedroom 1 - 5.31m x 3.38m (17'5" x 11'1")

En-Suite Shower Room - 1.88m x 1.68m (6'2" x 5'6")

Bedroom 2 - 4.78m x 3.02m (15'8" x 9'11")

Bedroom 3 - 2.57m x 1.68m (8'5" x 5'6")

Shower Room - 2.57m x 1.68m (8'5" x 5'6")

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 vendor's solicitor has confirmed that the tenure is leasehold with a residue term of 999 years from 24th June 1998 and a ground rent of £100 per annum.

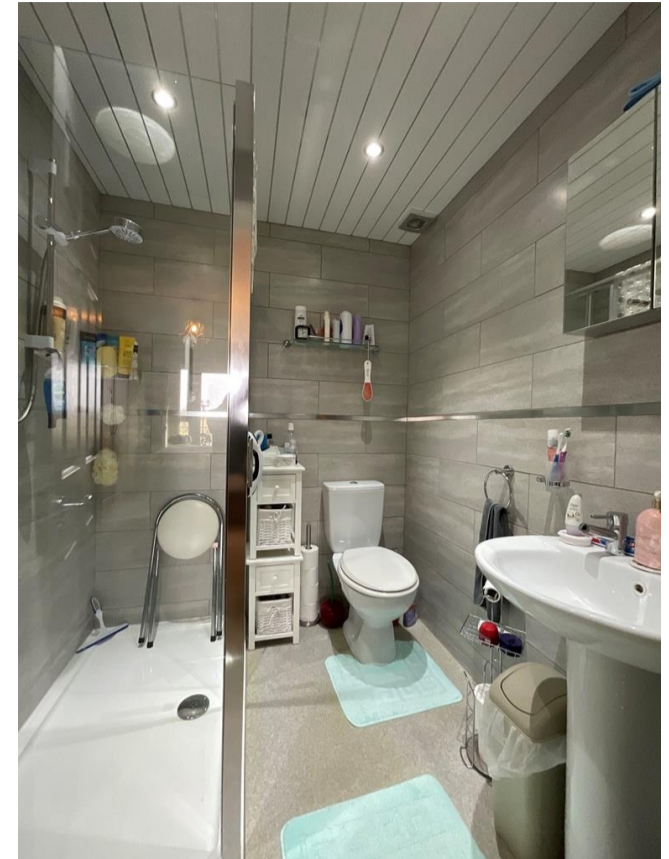
Service Charge: There is a temporary service charge of £308.64 per month (£3703.68 per annum). This amount is anticipated to be in effect until the end of 2024 and is for the purposes of increasing the reserve fund. The Managing Agents have indicated the service charge will reduce from 2025.

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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Ground Floor

Approx. 113.4 sq. metres (1221.0 sq. feet)



Total area: approx. 113.4 sq. metres (1221.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	74	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.



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