



-  Ground Floor Apartment
-  Two Double Bedrooms
-  En-Suite Shower Room

-  Fitted Kitchen-Integrated Appliances
-  Allocated Parking
-  Sought After Birkdale Position

Price: £285,000 Subject to Contract

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





An early inspection is highly recommended of this beautifully presented and deceptively spacious, apartment, occupying a ground floor position in this part purpose built, part conversion of a Victorian villa.

Occupying a prominent shoreside Birkdale position, well placed for accessing the beach and the many amenities of the village, the gas centrally heated and double glazed accommodation will suit downsizers perfectly.

Accessed via an intercom controlled communal entrance hall, the well planned accommodation briefly comprises: Hall with Cloaks/Utility Cupboard, spacious Lounge/Dining Room, modern fitted Kitchen with integrated appliances, Bedroom One with fitted wardrobes and En-Suite Shower Room, second Double Bedroom and modern Bathroom.

Twin doors from the Lounge/Dining Room give access to a private patio and well maintained communal lawned garden beyond. An allocated parking space is situated in the residents car park to front.



Ground Floor:

Communal Entrance:

Private Hall

Utility - 1.45m x 1.19m (4'9" x 3'11")
with access to Airing Cupboard

Lounge/Dining Room - 8.59m overall x 4.9m (28'2" x 16'1")

Kitchen - 2.97m x 2.57m (9'9" x 8'5")

Bedroom 1 - 5.08m into wardrobes x 3.76m overall (16'8" x 12'4")

En-suite Shower Room - 2.57m x 1.55m (8'5" x 5'1")

Bedroom 2 - 4.62m x 3.25m (15'2" x 10'8")

Bathroom - 2.24m x 1.93m (7'4" x 6'4")

Outside: An allocated parking space is situated in the residents car park to front. The development stands in well maintained gardens arranged with extensive lawn and well stocked established borders.

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

Tenure: Leasehold for a residue term of 125 years from 01/01/2011 for the first 25 years of the term and doubling every 25 years thereafter.

Service Charge: The current service charge amounts to £1,666.64 per year as a contribution toward buildings insurance, lift maintenance and upkeep of the communal areas including the gardens

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. 101.2 sq. metres (1089.8 sq. feet)



Total area: approx. 101.2 sq. metres (1089.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	81	81
(69-80) C		
(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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