



-  Purpose Built Apartment
-  Second / Top Floor – Lift Access
-  Two Double Bedrooms

-  En-Suite Shower Room
-  Balcony & Garage
-  Requires General Updating

**Price: £215,000** Subject to Contract

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







**AN INSPECTION IS RECOMMENDED** of this purpose built second / top floor apartment located to the shore side of Birkdale and conveniently placed for access to Birkdale Shopping Village together with the railway station on the Southport/Liverpool commuter line.

Offered for sale with no onward chain and in need of general updating, the well planned accommodation is accessed via lift or stairwell and briefly comprises: Private Hall with built in storage cupboard, Living Room, Dining Room with arch to fitted Kitchen. Bedroom 1 has built in wardrobes, an En-Suite Shower Room and sliding doors leading to a sheltered south facing Balcony. A second double Bedroom and separate Bathroom complete the accommodation. Gas central heating and upvc double glazing are installed.

Outside there are beautifully maintained communal gardens and a Garage forming part of a separate block is included.





## Ground Floor:

### Communal Entrance

With staircase and lift to all floors

## Second Floor:

### Hall

**Living Room** - 5.61m x 3.73m (18'5" x 12'3")

**Dining Area** - 3.18m x 2.49m (10'5" x 8'2")

**Kitchen** - 3.18m x 2.82m (10'5" x 9'3")

**Bedroom 1** - 4.22m x 3.05m plus recess (13'10" x 10'0")

**En-Suite Shower Room** - 2.62m x 1.04m (8'7" x 3'5")

### Balcony

**Bedroom 2** - 3.45m x 2.69m (11'4" x 8'10")

**Bathroom** - 2.62m x 1.83m (8'7" x 6'0")

**Outside:** The development stands in beautifully maintained communal gardens and a Garage forming part of a separate block is included.

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

**Tenure:** Leasehold for a residue term of 999 from 1st January 1990. Each apartment owner holds a share of the company that owns the Freehold and as such, no ground rent is payable.

**Service Charge:** This currently amounts to £1400 p/a, payable in two half yearly payments of £700, as a contribution to buildings insurance, upkeep of the communal areas including the gardens, window cleaning and lift maintenance.

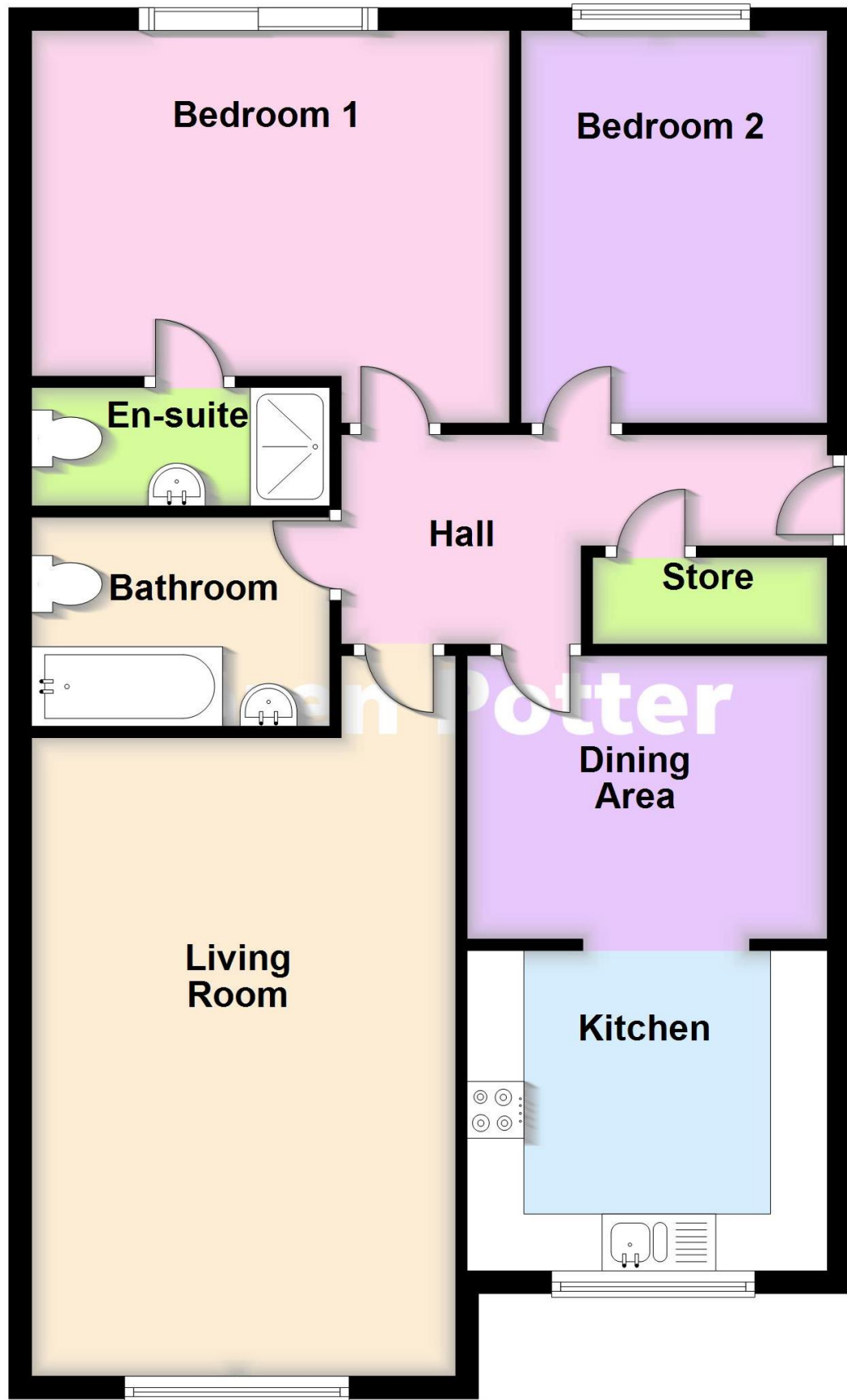
**NB:** We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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## Second Floor

Approx. 79.9 sq. metres (859.8 sq. feet)



Total area: approx. 79.9 sq. metres (859.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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