



-  Purpose Built Apartment
-  Ground Floor Position
-  Two Bedrooms

-  Modern Fitted Kitchen
-  Private Patio
-  Garage

Price: £175,000 Subject to Contract

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





AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED of this very well presented ground floor apartment, occupying a secluded position within a purpose built development to the shore side of Birkdale.

In the opinion of the Agent, the apartment offers well planned and pleasantly proportioned accommodation briefly comprising: Private Hall with cloaks cupboard, Lounge/Dining Room with door to private Patio, modern fitted Kitchen with integrated appliances, two Bedrooms with fitted wardrobes, and a four piece Bathroom/WC. Gas central heating and double glazing is installed throughout.

The development stands in well maintained communal gardens and there is a Garage included in the sale.

Hollyhurst Lodge is ideally placed for access to the many amenities of Birkdale Shopping Village together with the railway station on the Southport/Liverpool commuter line. The town centre is readily accessible as are public transport facilities.



Ground Floor:

Communal Entrance

Private Hall

Lounge/Dining Room - 5.69m x 3.63m plus recess (18'8" x 11'11")

Patio

Kitchen - 3.96m x 2.74m (13'0" x 9'0")

Bedroom 1 - 3.58m x 3.05m (11'9" x 10'0")

Bedroom 2 - 3m x 2.74m (9'10" x 9'0")

Bathroom - 3.35m x 1.6m (11'0" x 5'3")

Outside: The development stands in well maintained, established, communal gardens and there is a Garage included in the sale.

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

Tenure: Leasehold for the residue of a term of 890 years from 25th March 1973 subject to an annual ground rent of £15.

Service Charge: The current service charge (as of June 2024) amounts to £1,500 per annum.

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

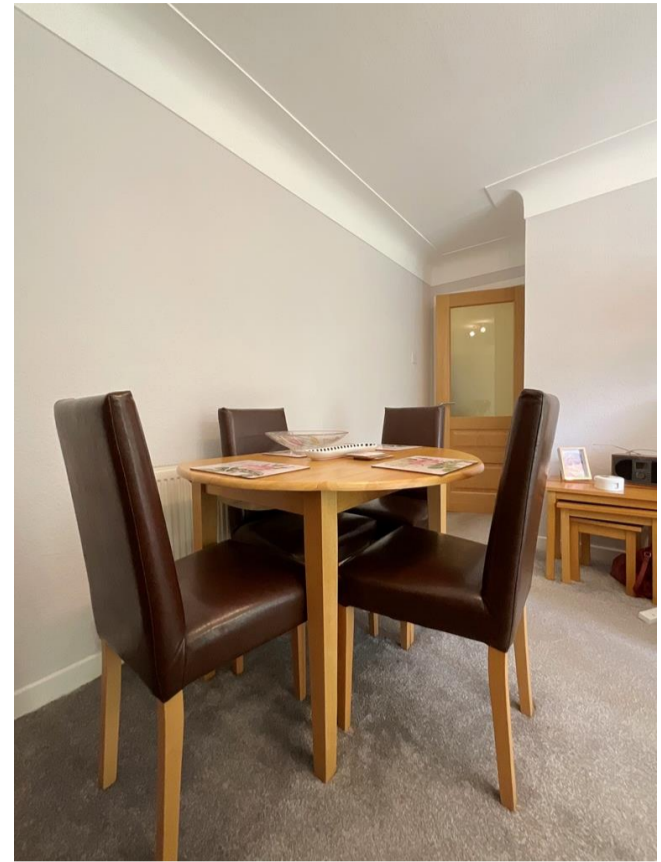
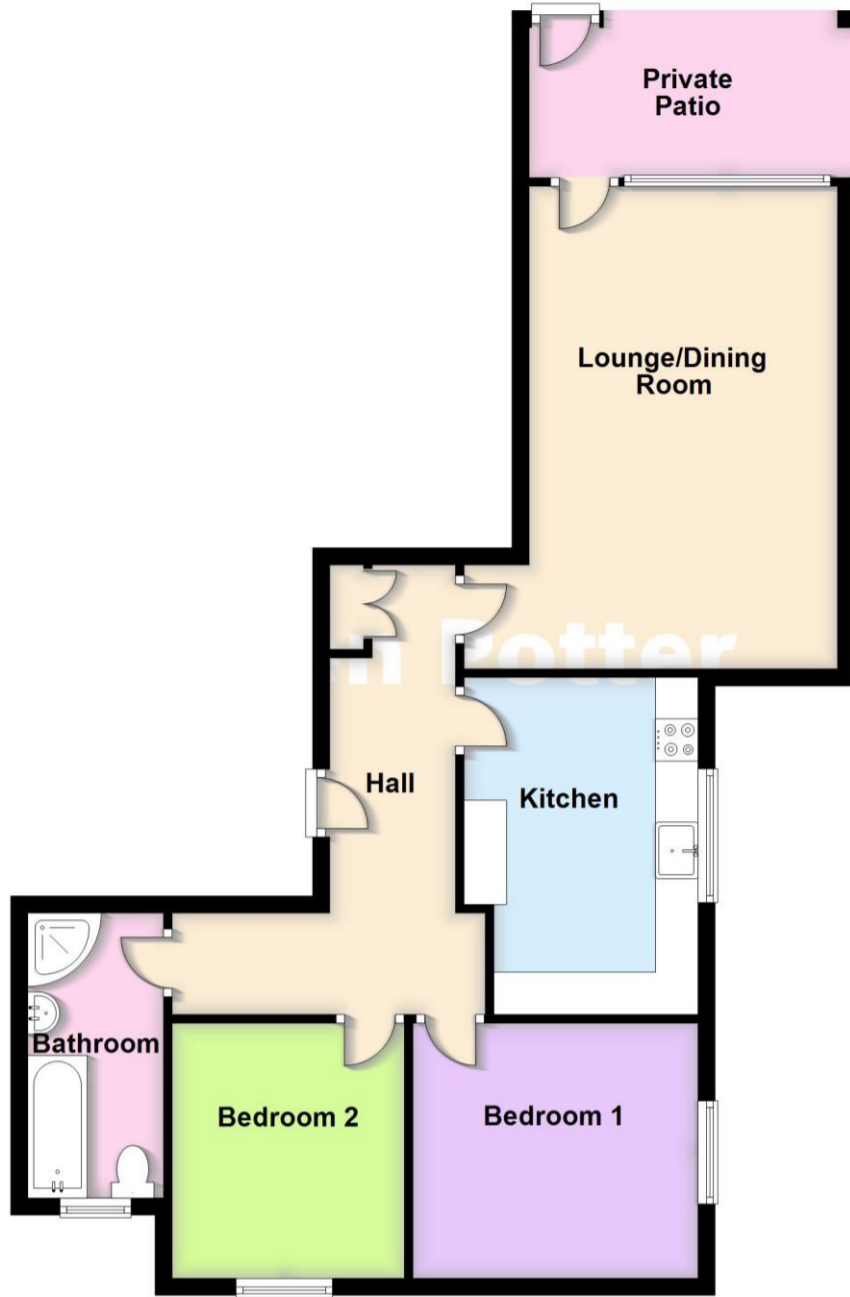
Mobile Phone Signal: Check signal strengths here: <https://www.signalchecker.co.uk/>

Broadband: Check the availability here: <https://labs.thinkbroadband.com/local/index.php>

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Ground Floor
Approx. 68.4 sq. metres (735.7 sq. feet)



Total area: approx. 68.4 sq. metres (735.7 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C	71	76
(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.



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