



-  Purpose Built Apartment
-  Located to the Ground Floor
-  Three Bedrooms

-  Garage
-  Patio/Balcony
-  NO CHAIN

Price: £255,000 Subject to Contract

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





An opportunity to purchase an exceptional purpose built ground floor apartment which has been modernised by the present owner including a new kitchen, shower room, refurbished en suite shower room, new doors and Karndean flooring.

The apartment offers well planned, attractively presented accommodation which is installed with gas central heating and upvc double glazing briefly comprising private hall with walk in store, front living room with patio/balcony, open plan kitchen and dining room (with integrated electric double oven, gas hob, cooker hood, washer dryer and fridge/freezer), principal bedroom with en suite shower room, two further bedrooms and shower room. The patio has an integrated gate which provides convenient access over the communal gardens direct to the garage.

Lulworth View is located to the shore side of Birkdale within convenient access of Birkdale Shopping Village together with the railway station on the Southport/Liverpool commuter line. Southport town centre, the Promenade and beach are all within easy access.



Ground Floor:

Communal Entrance Hall

Private Hall

walk-in storage room off with window.

Front Living Room - 5.31m x 3.63m (17'5" x 11'11")

Patio/Balcony

Open Plan Kitchen & Dining Room - 6.45m x 3.76m (21'2" x 12'4")

overall ("L" shaped), with a range of integrated appliances including electric double oven, gas hob, cooker hood, washer dryer and fridge/freezer.

Front Bedroom 1 - 4.34m x 3.3m (14'3" x 10'10")

En Suite Shower Room - 2.49m x 1.52m (8'2" x 5'0")

Front Bedroom 2 - 4.04m x 2.21m (13'3" x 7'3")
plus door recess.

Front Bedroom 3 - 3.02m x 2.18m (9'11" x 7'2")

Shower Room - 2.46m x 1.65m (8'1" x 5'5")

Outside:

The development stands in well maintained communal gardens to the front, side and rear. The patio/balcony has a gate which provides direct access to the gardens and garage which is adjacent to the apartment.

Service Charge:

There is a service charge of £140 a month (£1,680 per annum) as a contribution towards general maintenance of the development, gardening, cleaning and lighting of the communal areas, building insurance premium and managing agent's fees.

Tenure:

Leasehold for the residue of a term of 999 years from 1st October 1984 subject to an annual ground rent of £25.

Council Tax:

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

Mobile Phone Signal:

Check signal strengths by clicking this link:
<https://www.signalchecker.co.uk/>

Broadband:

Check the availability by clicking this link:
<https://labs.thinkbroadband.com/local/index.php>

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. 91.6 sq. metres (986.0 sq. feet)



Total area: approx. 91.6 sq. metres (986.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & 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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