




Trafalgar House

34 Trafalgar Road, Birkdale, Southport, PR8 2HE



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

-  Private Patio
-  Garage
-  No Chain

Price: £299,950 Subject to Contract

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





An early inspection is highly recommended of this deceptively spacious apartment, occupying a ground floor position in this highly regarded, purpose built, select development of only six units.

Offered for sale with no onward chain, the gas centrally heated and double glazed accommodation briefly comprises: Hall, Lounge/Dining Room, Fitted Kitchen/Breakfast Room, Bedroom 1 with En-Suite Shower Room and access to Private Patio to rear, second double Bedroom and Shower Room.

Outside, the development stands in well maintained communal gardens and there is a Garage with remotely operated up and over door, located in a block to the rear.

Trafalgar House stands on Trafalgar Road between the junctions of Selworthy Road and Gainsborough Road with nearby facilities of Birkdale village, which include a range of specialty shops, restaurants, wine bars and the railway station on the Southport to Liverpool commuter line, readily accessible.



Ground Floor:

Communal Entrance

Private Hall

Lounge/Dining Room - 6.68m x 5.69m (21'11" x 18'8")

Kitchen/Breakfast Room - 4.22m x 3.66m (13'10" x 12'0")

Bedroom 1 - 4.19m x 3.81m (13'9" x 12'6")

En-Suite Shower Room - 2.69m x 2.21m (8'10" x 7'3")

Bedroom 2 - 4.6m x 3.18m (15'1" x 10'5")

Shower Room - 2.18m x 1.83m (7'2" x 6'0")

Outside: Trafalgar House stands in beautifully maintained, established, communal gardens with resident and visitor car parking and a private garage (measuring 19'3" x 9'7") with remotely operated up and over door, is located in a block to the rear. A private patio/terrace is accessed via sliding doors from Bedroom 1.

Note:

The vendor has informed that there is a section 20 - an intention to carry out external remedial works to the building with regard to a crack on the rear wall. They are in the consultation stage and will provide further details when they become available.

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

Tenure: Leasehold with an 800 year residue from 23/12/1991 and an annual ground rent of £100

Service Charge: £2180 per annum as a contribution towards buildings insurance, upkeep of the communal areas including the gardens, managing agents fees

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

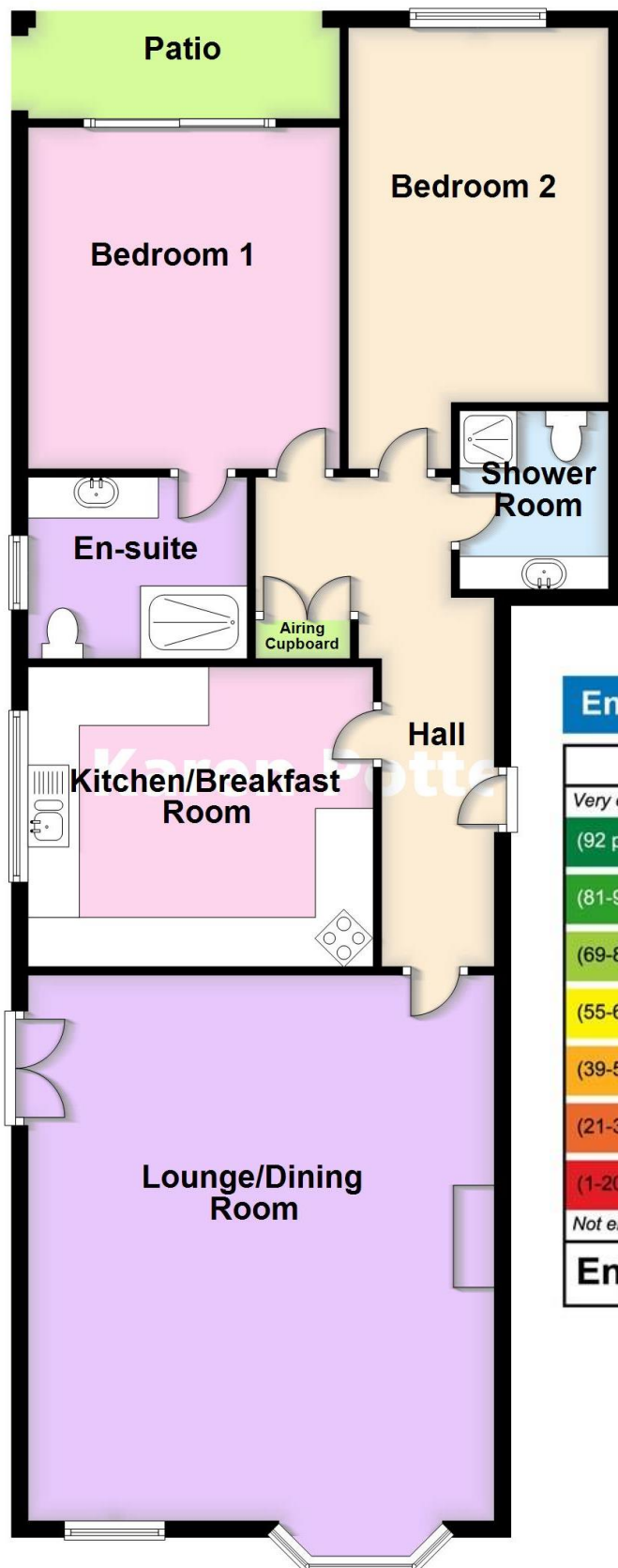
Broadband: Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

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

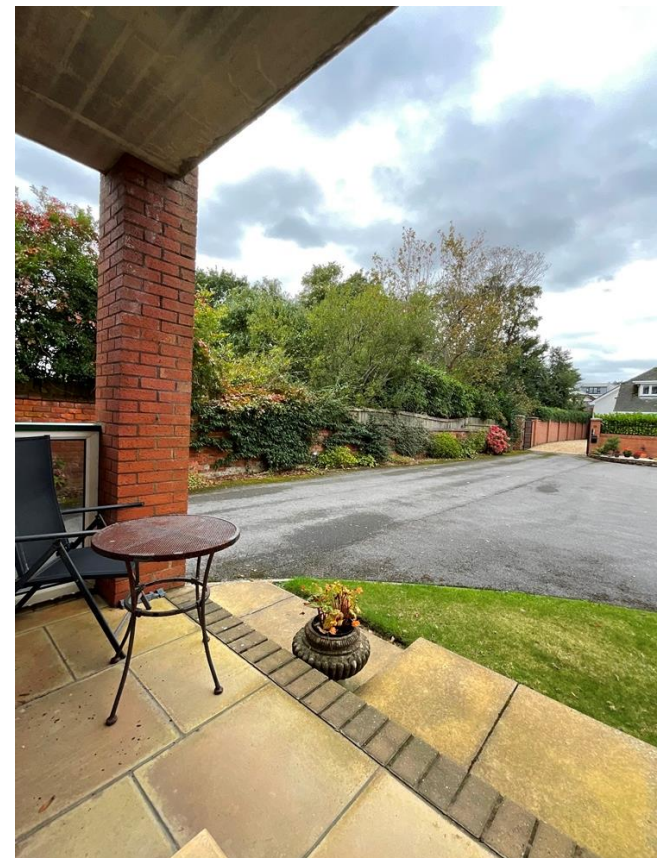
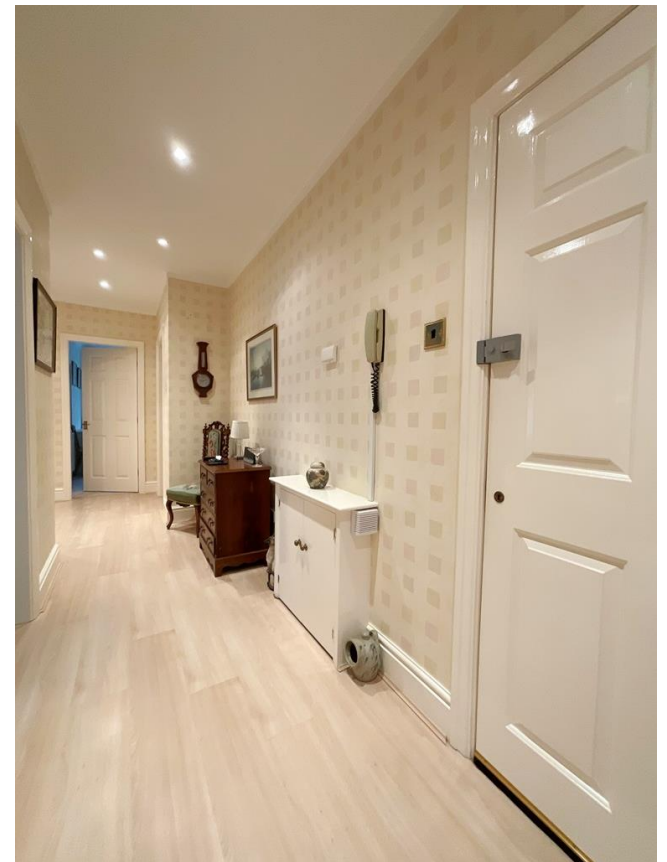
Approx. 109.1 sq. metres (1174.8 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

Total area: approx. 109.1 sq. metres (1174.8 sq. feet)



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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