



-  Purpose Built Flat
-  First Floor Position
-  Three Bedrooms

-  In Need Of General Updating
-  Balcony
-  No Chain

**Price: £199,950** Subject to Contract

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







**AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED** of this spacious, purpose built flat, occupying a first floor position in a highly sought after development located to the Shore Side of Birkdale.

The gas centrally heated, chain free accommodation would benefit from a programme of general updating and briefly comprises: Private Hall with built in Cloaks Cupboard and walk in Store, front Lounge with sliding doors to Balcony and open plan to Dining Area, fitted Kitchen/Breakfast Room, three Bedrooms, Bathroom/WC and Separate WC.

The development stands in established gardens with parking to the front and rear.

Byron Court occupies a convenient location for access to Birkdale Village and Southport Town Centre. There are public transport facilities readily accessible with bus routes on Lulworth Road and the railway station on the Southport/Liverpool commuter line at Birkdale Village.





## Ground Floor:

**Communal Entrance** with staircase to all floors

## First Floor:

### Hall

**Lounge/Dining Room** - 6.2m overall x 5.72m overall (20'4" x 18'9")

### Balcony

**Kitchen/Breakfast Room** - 5.23m x 2.29m plus recess (17'2" x 7'6")

**Bedroom 1** - 4.88m x 3.58m (16'0" x 11'9")

**Bedroom 2** - 4.27m x 2.44m plus recess (14'0" x 8'0")

**Bedroom 3** - 3.28m x 1.93m (10'9" x 6'4")

**Bathroom** - 2.64m x 1.96m (8'8" x 6'5")

**WC** - 1.68m x 0.86m (5'6" x 2'10")

**Outside:** The development stands in established gardens with parking to the front and rear.

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

**Tenure:** Leasehold with an 886 year residue from 1st March 1978 with an annual ground rent of £40.

**Service Charge:** The annual service charge amounts to £1,440 per annum (payable in 12 instalments of £120) and includes buildings insurance, window cleaning, general upkeep, lighting and cleaning of the communal areas and gardens.

**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>

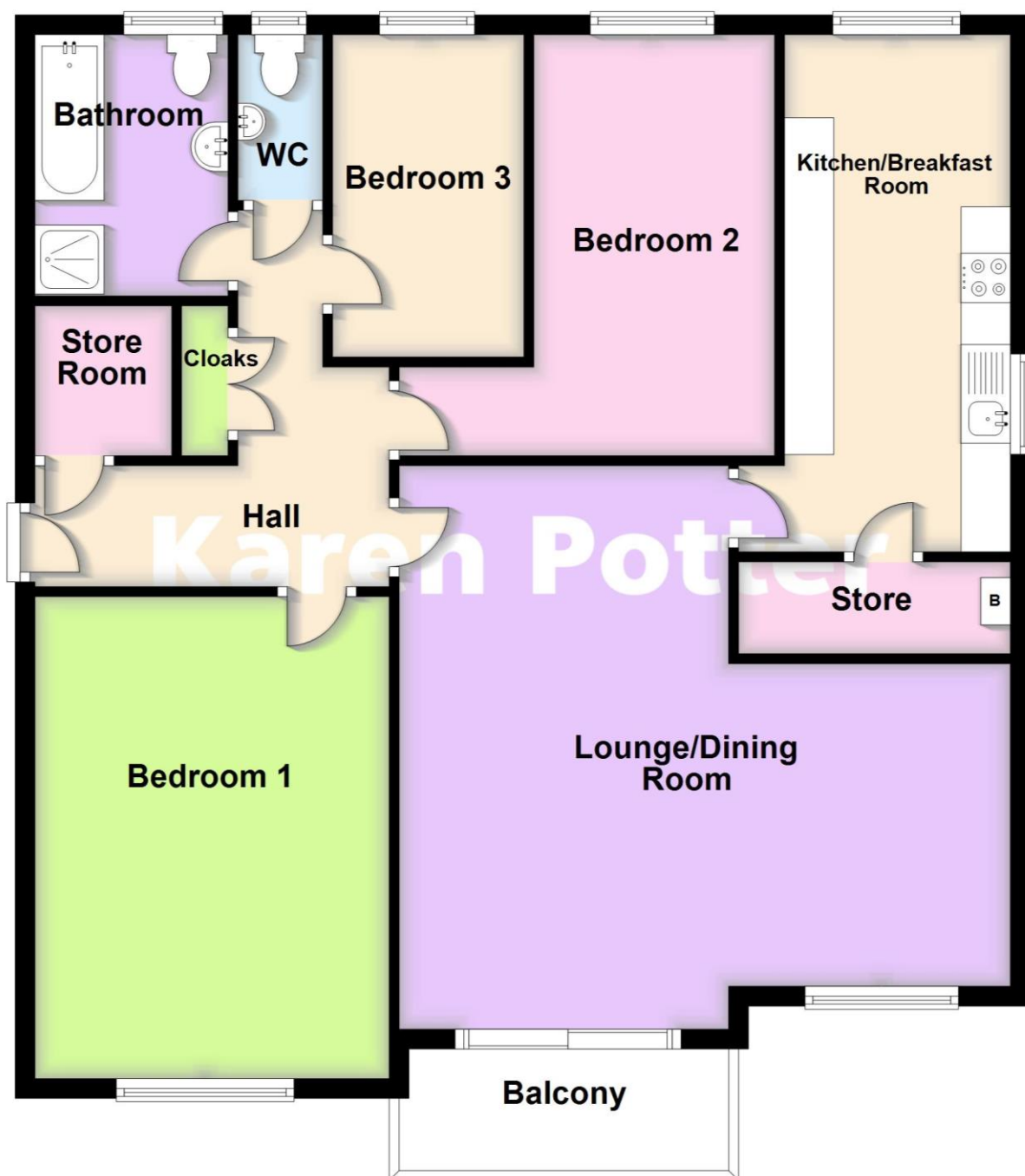
**NB:** We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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## First Floor

Approx. 100.1 sq. metres (1077.0 sq. feet)



Total area: approx. 100.1 sq. metres (1077.0 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>		78
(55-68) <b>D</b>	68	
(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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