Weldale

Birkdale, Southport, PR8 2DX

- Retirement Apartment – Over 60's
- Two Double Bedrooms
- First Floor Position – Lift Access
- Modern Shower Room
- Birkdale Village Position
- Inspection Recommended

Price: £99,950 Subject to Contract

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

An early inspection is highly recommended of this purpose built retirement apartment for the over 60's, occupying a first floor position, accessed via lift, in a modern development within walking distance of Birkdale village.

Offered for sale with no onward chain, the accommodation is installed with upvc double glazing, electric heating and comprises Hall with two storage cupboards, Lounge-Dining Room, fitted Kitchen with window, two double Bedrooms and modern Shower Room.

There are a range of communal facilities within the development including a Laundry; Guest accommodation (subject to availability and booking fee) and a Residents' Lounge.

The sale of the apartments are specifically to residents over the age of 60 (in the case of a couple, one over 60 and the other over 55).

Chase Close is located off York Road and adjacent to Birkdale Village. There is a walk-way providing a short-cut to the Village where there are a range of shops, a post office and the railway station on the Southport/Liverpool commuter line.

Ground Floor:

Communal Entrance: With manager's office, stairwell and lift to all floors

First Floor:

Hall

Lounge-Dining Room - 5.31m overall x 3.58m (17'5" x 11'9")

Kitchen - 2.74m x 1.8m (9'0" x 5'11")

Bedroom 1 - 5.03m x 2.79m (16'6" x 9'2")

Bedroom 2 - 5.03m overall x 2.44m (16'6" x 8'0")

Shower Room - 2.08m x 1.68m (6'10" x 5'6")

Outside: The development stands in particularly well maintained lawned gardens with a variety of mature shrubs and trees. The residents car park is located at the front of the building.

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

Tenure: Leasehold for a period of 125 years from 1st February 1998 with a ground rent of £643.22

Service Charge: We are informed the service charge amounts to £5441.72 as a contribution towards the cost of general maintenance of the development, window cleaning, cleaning and lighting of the communal areas, sinking fund, lift maintenance, visiting House Manager's wages, management fees, upkeep of grounds and laundry and water rates.

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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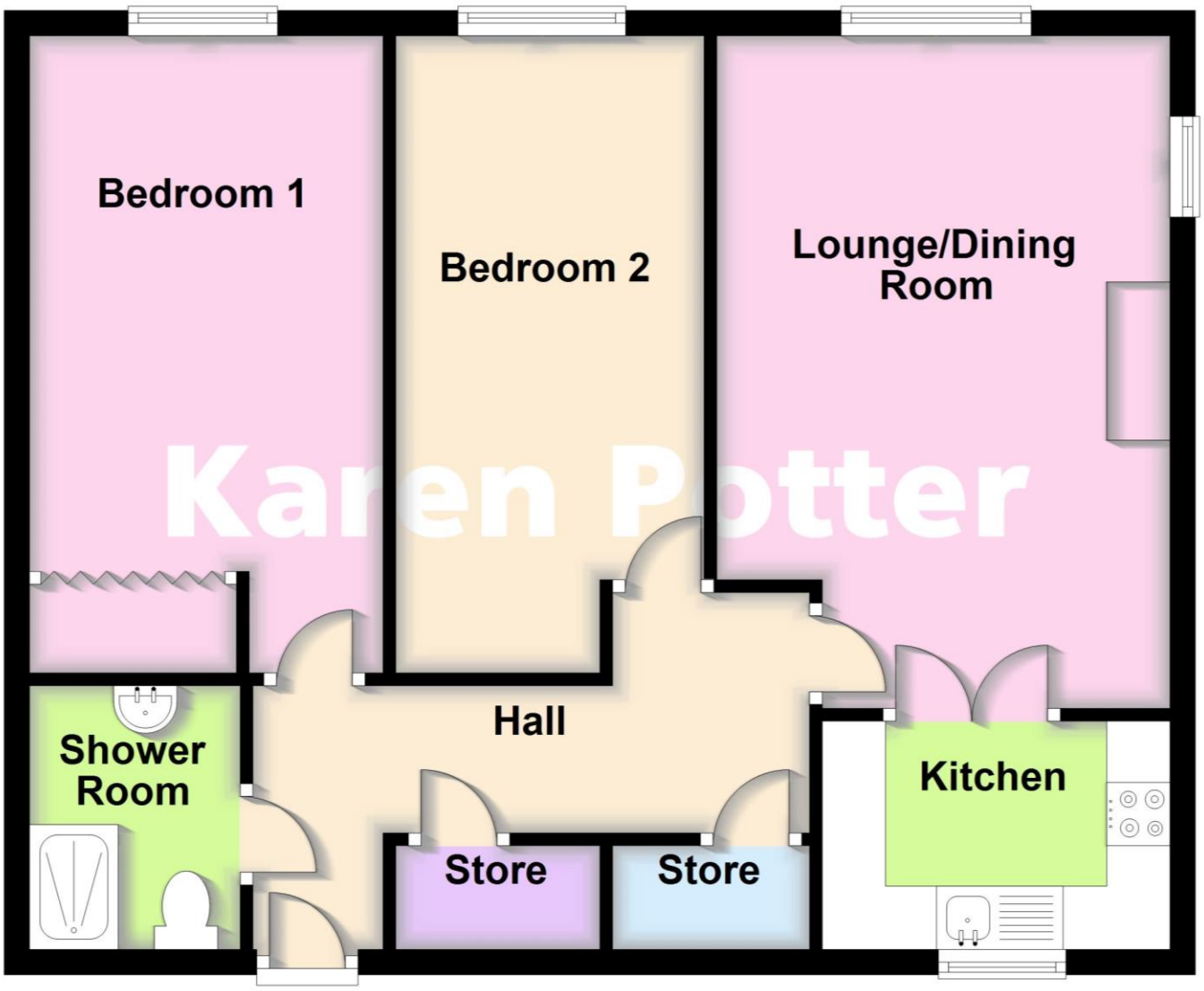
First Floor

Approx. 65.0 sq. metres (699.7 sq. feet)



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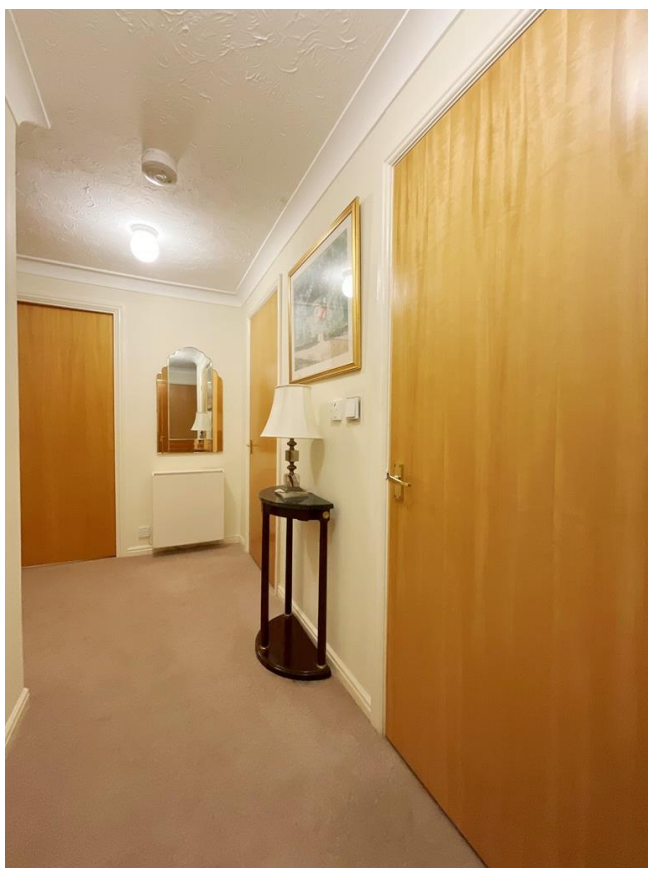
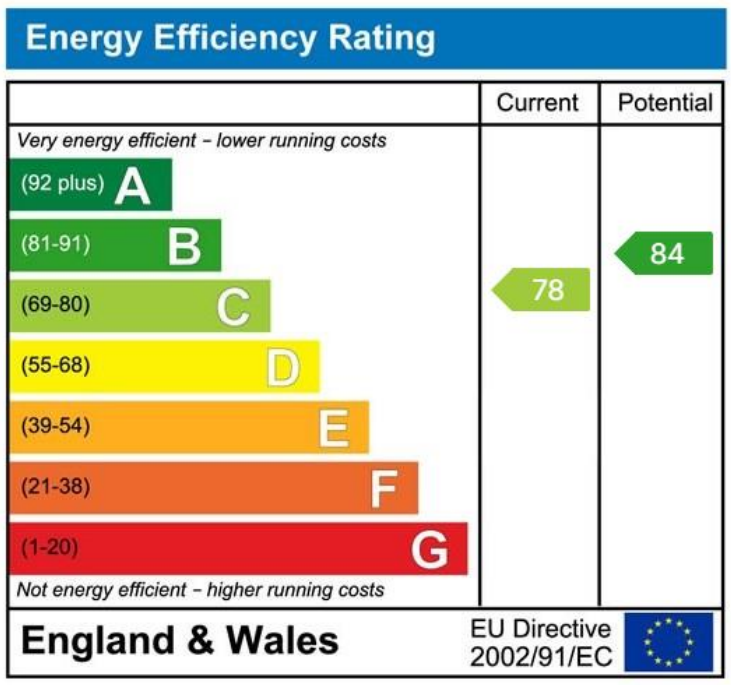


Total area: approx. 65.0 sq. metres (699.7 sq. feet)



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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The Property Ombudsman

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