






-  Purpose Built Apartment
-  Ground Floor Position
-  Three Bedrooms – One En-Suite

-  Modern Kitchen/Breakfast Room
-  Double Garage
-  No Chain

**Price: £425,000** Subject to Contract

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







An early internal inspection is highly recommended to appreciate the beautifully appointed accommodation offered by this purpose built apartment, situated on the ground floor of this prestigious development of only three units.

Occupying the whole of the ground floor and offered for sale with no onward chain, the gas centrally heated and double glazed accommodation briefly comprises: Hall, Living Room, Dining Room, Garden Room with direct access to the communal gardens, modern fitted Kitchen/Breakfast Room, Utility Room, Bedroom One with En-Suite Bathroom, two further double Bedrooms and a Shower Room.

Outside, the development stands in well maintained communal gardens and there is a double garage located in a block to the rear.

The development stands on Westbourne Road between Oxford Road and Grosvenor Road, conveniently situated for the nearby facilities of Birkdale Village, which include a range of shops and the railway station on the Southport to Liverpool commuter line.





## Ground Floor:

### Communal Entrance:

### Hall

**Living Room** - 6.12m x 5.18m (20'1" x 17'0")

**Dining Room** - 4.22m x 3.35m (13'10" x 11'0")

**Kitchen/Breakfast Room** - 5.03m x 3.43m (16'6" x 11'3")

**Utility Room** - 4.11m overall x 1.5m (13'6" x 4'11")

**Bedroom 1** - 5.89m overall x 5.87m overall (19'4" x 19'3")

**En-Suite** - 4.01m x 2.92m overall (13'2" x 9'7")

**Bedroom 2** - 3.71m x 3.56m (12'2" x 11'8")

**Bedroom 3** - 3.43m x 3.23m (11'3" x 10'7")

**Shower Room** - 2.41m x 1.65m (7'11" x 5'5")

**Outside:** The development stands in well maintained communal gardens and there is a double garage located in a block to the rear.

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

**Tenure:** Leasehold for a residue term of 999 years from 21st June 1979 with an annual ground rent of £50

**Service Charge:** £600 per quarter (£2400 per year) to include buildings insurance, lift maintenance, window cleaning, and upkeep of the communal areas including the 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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**Ground Floor**

Approx. 168.7 sq. metres (1816.3 sq. feet)



Total area: approx. 168.7 sq. metres (1816.3 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>	74	77
(55-68) <b>D</b>		
(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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