



-  Purpose Built Apartment
-  First / Top Floor Position
-  Two Double Bedrooms

-  Living Room With Balcony
-  En-Suite To Main Bedroom
-  Garage

Price: £270,000 Subject to Contract

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





AN INSPECTION IS STRONGLY RECOMMENDED of this purpose built, first floor apartment located to the shore side of Birkdale and conveniently placed for access to Birkdale Shopping Village together with the railway station on the Southport/Liverpool commuter line.

This immaculately presented accommodation, which has been modified by the current owner, comprises Private Hall, Living Room with doors leading to a sheltered Balcony, fitted Kitchen/Dining Room, two double Bedrooms (the principal with En-Suite Shower Room) and separate Bathroom. Gas central heating and upvc double glazing are installed. Outside there are communal gardens and a Garage forming part of a separate block is included.



Communal Entrance

With entry intercom system

Ground Floor:

with stairs leading to the first floor

Private Hall

Living Room - 6.13m x 3.68m (20'1" x 12'0")

Balcony - 3.41m x 1.48m (11'2" x 4'10")

Kitchen/Dining Room - 6.13m x 3.18m (20'1" x 10'5")

Bedroom 1 - 4.12m x 3.67m (13'6" x 12'0")

En-suite - 1.07m x 2.51m (3'6" x 8'3")

Bedroom 2 - 3.67m x 2.74m (12'0" x 8'11")

Bathroom - 2.52m x 1.81m (8'3" x 5'11")

Outside

Outside there are communal gardens and a Garage forming part of a separate block is included.

Council Tax:

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

Service Charge:

The property is Leasehold with a £1800 per annum service charge, as a contribution to buildings insurance, upkeep of the communal areas including the gardens, window cleaning and lift maintenance.

Tenure:

Leasehold for a term of 999 years from 1.1.1990. There is no ground rent payable as each residents owns a share of the freehold.

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>

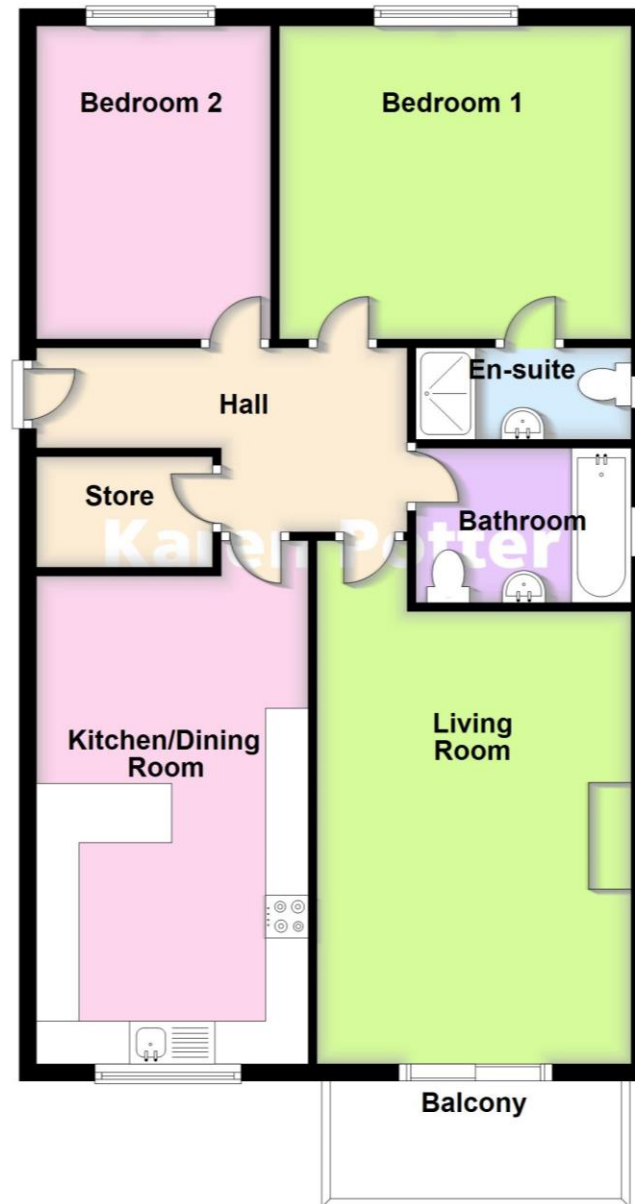
NB:

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. 84.8 sq. metres (912.5 sq. feet)



Total area: approx. 84.8 sq. metres (912.5 sq. feet)

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient – lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 72 | 74 |
| (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 | |

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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