

£145,000

Subject to contract





Located within 5 minutes' walk of Birkdale Village, this ground floor purpose built flat is located to the front of the development overlooking Weld Road and is offered for sale with no onward chain.

The well presented flat offers double glazed and centrally heated accommodation briefly comprising Hall, Front Living Room, fitted Kitchen/Dining Room, two double Bedrooms and Shower Room.

Outside there are communal gardens adjoining the development with a garage forming part of a separate block to the rear.

Melville Court is located to the shore side of Birkdale with Birkdale Village providing a number of shops, bars and restaurants together with the railway station on the Southport/Liverpool commuter line. Birkdale Beach is a ten minute walk away.



Ground Floor

Approx. 64.8 sq. metres (697.5 sq. feet)



Total area: approx. 64.8 sq. metres (697.5 sq. feet)



Ground Floor:

Entrance Vestibule

Hall

Living Room - 5.49m x 3.66m (18'0" x 12'0")

Kitchen/ Dining Room - 3.35m x 2.54m (11'0" x 8'4")

Bedroom 1 - 3.48m x 3.35m (11'5" into wardrobes x 11'0")

Bedroom 2 - 3.35m x 2.44m (11'0" x 8'0")

Store

Shower Room - 2.39m x 1.98m (7'10" x 6'6")

Store

Outside:

There are communal gardens adjoining the development with a garage forming part of a separate block to the rear.

Council Tax:

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

Tenure:

Leasehold- lease expiry- 1/3/2865 (839 years), Service charge £1,020, Ground rent £20 per annum.

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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