





An early viewing is highly recommended of this purpose built retirement apartment occupying a second/top floor position, accessed via lift, in a modern development within walking distance of Birkdale village.

Installed with uPVC double glazing and electric heating the well planned accommodation briefly comprises Hall with large storage cupboard, Lounge-Dining Room, fitted Kitchen with window, two double Bedrooms and Shower Room.

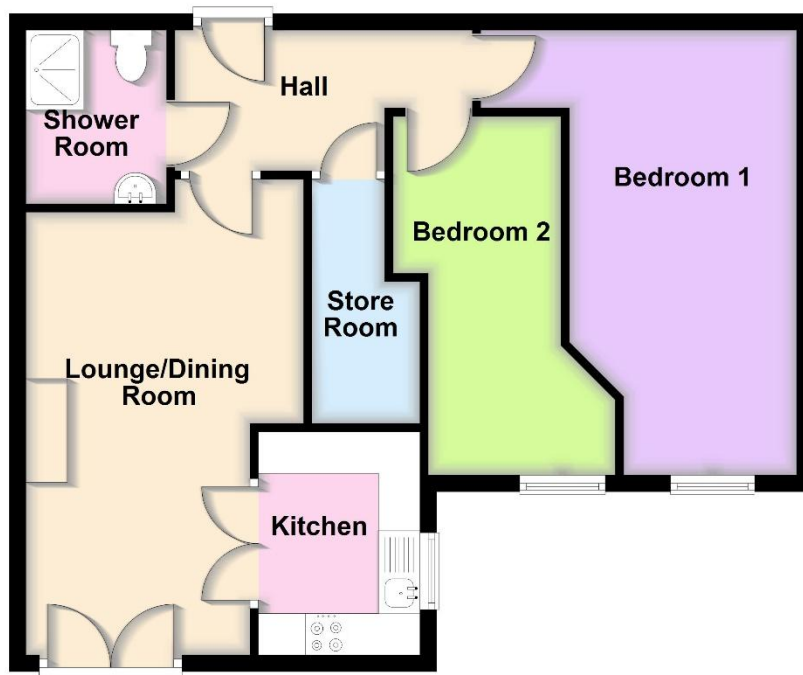
There are a range of communal facilities within the development including a Laundry; Guest accommodation (subject to availability and booking fee) and a Residents' Lounge.

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.



Second Floor

Approx. 60.3 sq. metres (648.7 sq. feet)



Total area: approx. 60.3 sq. metres (648.7 sq. feet)



Second Floor:

Hall

Lounge/ Dining Room - 5.33m x 3.35m (17'6" max x 11'0")

Kitchen - 2.69m x 1.96m (8'10" x 6'5")

Shower Room - 2.08m x 1.7m (6'10" x 5'7")

Store Room - 2.95m x 1.3m (9'8" x 4'3" max)

Bedroom 1 - 5.36m x 2.74m (17'7" x 9'0" plus recess)

Bedroom 2 - 4.32m x 2.03m (14'2" x 6'8" max)

Tenure:

The property is LEASEHOLD for the residue of a term of 97 years,
lease expiry (1/2/2123)

Service Charge: 5,580.22

Ground Rent: 643.22

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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