



Hollyhurst Lodge, Weld Road
Birkdale, Southport, PR8 6LB
Price: £170,000 Subject to Contract

An excellent opportunity to purchase a very well presented purpose built second floor apartment having the benefit of a front facing balcony overlooking Weld Road.

The apartment offers well planned accommodation comprising Communal Entrance Hall, Private Hall with entryphone system, front Lounge/Dining Room with Balcony, fitted Kitchen, two double Bedrooms and modern Bathroom. Gas central heating and upvc double glazing are installed. Outside there are communal gardens, parking and a garage.

The development occupies a particularly convenient location for access to the many amenities of Birkdale Village together with the railway station on the Southport/Liverpool commuter line. The town centre of Southport is also readily accessible.



Ground Floor:

Communal Entrance - With staircase to all floors

Second Floor:

Kitchen - 4.31m x 2.48m (14'1" x 8'1") overall

Lounge/Dining Room - 4.92m x 4.52m (16'1" x 14'10") overall

Bedroom 1 - 4.52m x 3m (14'10" x 9'10") into wardrobes

Bedroom 2 - 3.89m x 3.07m (12'9" x 10'1")

Bathroom - 2.01m x 1.65m (6'7" x 5'5")

**Outside:**

There are established communal gardens adjoining the development, the front incorporating shared parking spaces. There is a driveway to the side leading to a garage and 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 for the residue of a term of 890 years from 25th March 1973 subject to an annual ground rent of £15.

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>

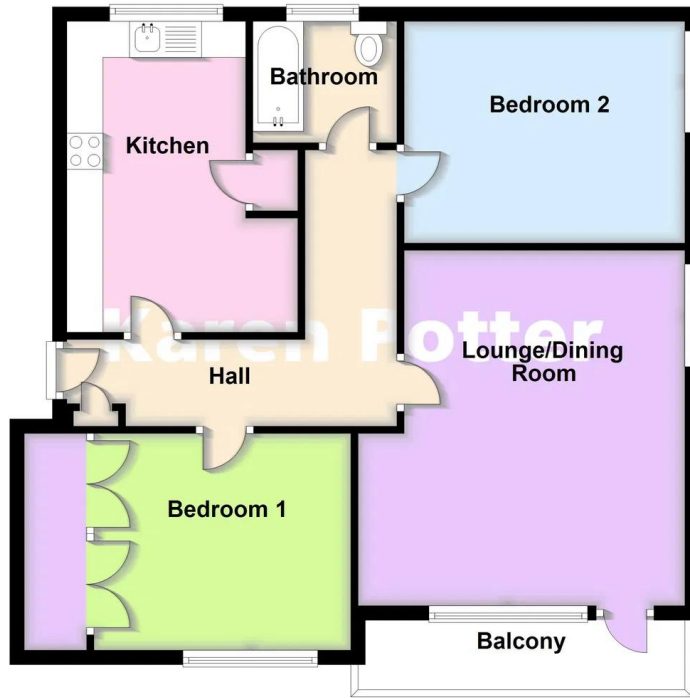
NB:

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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Second Floor

Approx. 73.6 sq. metres (792.0 sq. feet)



Total area: approx. 73.6 sq. metres (792.0 sq. feet)

AWAITING EPC