

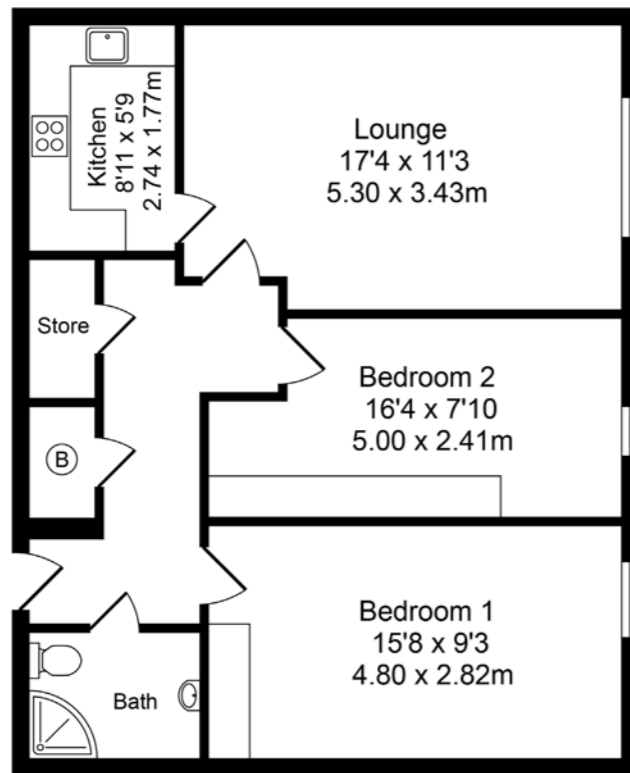


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ARNOLD & PHILLIPS
 ESTATE AGENTS

Total Approx. Floor Area 686 Sq.ft. (63.7 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Approx. Floor Area 686 Sq.Ft (63.7 Sq.M.)



Tenure: We are advised by our client that the property is Leasehold
 Term of Lease: 125 years from 1998
 Years Remaining on Lease: 99 years
 Ground Rent: £650 p.a.
 Service Charge: £4000 p.a. (including water rates)
 Council Tax Band: C
 Details Prepared: 16/09/2024

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



Arnold & Phillips are pleased to offer this two-bedroom second-floor apartment, located within the highly sought-after Weldale House on Chase Close in Birkdale, Southport.

This well-rounded apartment is ideally positioned within walking distance of both Birkdale Village and Southport Town Centre, providing easy access to local shops, restaurants, and essential amenities. Exclusively for over 55's, Weldale House is renowned for its welcoming and vibrant community atmosphere, offering modern and bright communal areas, allocated residents' parking, and well-maintained communal gardens. With secure fob entry and lift access, this property is perfect for those seeking a stylish and convenient downsize in the heart of Southport and Birkdale.

Birkdale is a charming and highly desirable area, known for its boutique shops, cafes, and golf courses, all just a short stroll from this development. Southport Town Centre offers further amenities, including larger retailers, theatres, and seaside attractions, making it an ideal location for those who enjoy a balanced mix of tranquillity and accessibility. Public transport links are excellent, with frequent bus services and the Birkdale train station nearby, providing easy access to surrounding areas and beyond.

The exterior of Weldale House is well-maintained and attractive, with allocated residents' parking and beautifully tended gardens that offer a peaceful and scenic setting. The apartment itself, extending to 686 square feet, offers a spacious and practical living arrangement with plenty of natural light.

Inside, the property features two generously sized bedrooms, both neutrally decorated with integrated wardrobes for ample storage. The main living room offers a pleasant outlook over the surrounding grounds, creating a relaxing space for day-to-day living. The kitchen is self-contained and well-appointed with a range of fitted units and integrated appliances, providing everything you need in a compact yet functional layout. The traditional tiled bathroom features a corner shower, WC, and vanity wash hand basin, offering a practical and comfortable space.

Additionally, this flexible apartment benefits from good storage facilities, ensuring plenty of space for everyday needs. With its excellent reputation, prime location, and the supportive community atmosphere of Weldale House, this property represents an ideal opportunity for those seeking modern, stress-free living in a superb development.





KEY FEATURES

- Second-Floor Apartment
- Exclusively for Over 55's
- Two Bedrooms
- Circa 686 Square Feet
- Self-Contained Fitted Kitchen
- Modern Communal Areas
- Well-Maintained Communal Gardens
- Allocated Residents' Parking
- Highly Desirable Location



