

£49,950  
Subject to contract





This well planned, second floor retirement apartment forms part of a popular, purpose built, development which is conveniently located for access to Birkdale Village.

The accommodation would benefit from some general updating though is installed with uPVC double glazing and electric heating on the Economy 7 tariff and briefly comprises: Hall, Living Room, fitted Kitchen, Bedroom with fitted wardrobe and Shower Room.

There are a range of communal facilities within the development including a Laundry and a Residents' Lounge.

The sale of the apartments is specifically to residents over the age of 60 (or in the case of a couple, one over the age of 60) and there is the benefit of alarm units throughout the apartment to call the Resident House Manager or, out of hours, a central care-line centre.

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 is a range of shops, a post office and the railway station on the Southport/Liverpool commuter line.



## Second Floor

Approx. 38.2 sq. metres (411.5 sq. feet)



Total area: approx. 38.2 sq. metres (411.5 sq. feet)



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### Communal Entrance Hall:

with access by way of entry-phone system, lift and stairwells to all floors.

### Second Floor:

#### Hall

**Living Room** - 4.75m x 3.25m (15'7" x 10'8")

**Kitchen** - 2.21m x 1.55m (7'3" x 5'1")

**Bedroom** - 4.19m x 2.64m (13'9" x 8'8")

**Shower Room** - 2.11m x 1.65m (6'11" x 5'5")

### Outside:

There are communal gardens adjoining the development which are a particular feature of the property, planned with established lawns, borders, trees and shrubs together with various sitting areas. To the front of the development there is a communal parking area and a short cut to Birkdale Shopping Village.

### Tenure:

The property is LEASEHOLD for the residue of a term of 125 years from 1987 with a ground rent of £437.10 per annum.

**Service Charge:** £2414.12 per annum to include water rates, buildings insurance, garden maintenance, window cleaning, use of communal laundry, heating, lighting and cleaning of the communal areas and emergency system.

### 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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