



-  Purpose Built Flat
-  First Floor With Balcony
-  Two Bedrooms – One En-Suite

-  Recently Modernised Throughout
-  Garage
-  No Chain

Price: £172,500 Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008





NO CHAIN - A generously proportioned flat located to the first floor of a popular, established purpose built development situated to the shore side of Birkdale, convenient for Birkdale Village, the railway station on the Southport/Liverpool line, Southport Town Centre and the Beach.

Recently modernised, redecorated and with new carpets throughout, the flat is installed with gas central heating, upvc double glazing and briefly comprises Hall, Living Room with Dining Area, Balcony, recently refitted Kitchen, Bedroom 1 with En-Suite Shower Room, second Bedroom, modern Bathroom and separate WC.

Outside, there are established gardens adjoining the development with parking to the front and a garage to the rear.

Chelsea Court stands on Lulworth Road with the benefit of being on a main bus route to Southport Town Centre, Preston and Liverpool (as an alternative to using the train). This apartment is located to the rear of the development overlooking the communal garden.



Ground Floor:

Communal Entrance

First Floor:

Hall

Living Room - 4.74m x 2.48m (15'6" x 8'1")

Balcony - 3.38m x 1.45m (11'1" x 4'9")

Kitchen - 3.62m x 2.38m (11'10" x 7'9")

WC

Bedroom 1 - 4.71m x 3.25m (15'5" x 10'7")

En-suite - 2.14m x 1.63m (7'0" x 5'4")

Bedroom 2 - 3.58m x 2.36m (11'8" x 7'8")

Bathroom - 2.14m x 1.87m (7'0" x 6'1")

Outside: There are established gardens adjoining the development with parking to the front and a garage to the rear.

Council Tax: Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band D.

Tenure: Leasehold for a residue term of 999 years from 25th March 1936 with a fixed annual ground rent of £25.

Service Charge: The current service charge (accurate as of March 2025) amounts to £2000 per year as a contribution toward buildings insurance, upkeep of the communal areas including the gardens, and managing agents fees.

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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First Floor

Approx. 77.4 sq. metres (833.3 sq. feet)



Total area: approx. 77.4 sq. metres (833.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Karen Potter Estate Agents confirm they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



5 Hill Street, Southport
PR9 0NW

01704 500 008
www.karenpotter.co.uk