



Weldale House, Chase Close Southport PR8 2DX

Weldale House is a development of purpose built retirement apartments in the heart of Birkdale Village, providing features such as an On Site House Manager, residents' lounge, laundry room and well maintained communal gardens.

Located to the ground floor, installed with uPVC double glazing and electric heating, the well planned accommodation briefly comprises Private Hall with large storage cupboard, Living Room with Private Patio area, fitted Kitchen with window, double Bedroom and Shower Room.

Outside, there are well maintained communal gardens and residents parking.

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).

Weldale House is located on the doorstep of Birkdale Village which offers an array of shops, bars, restaurants, and a railway station providing direct links on the Southport-Liverpool commuter line alongside bus routes. There are many other local amenities readily available such as the Royal Birkdale Golf Club, Birkdale Beach and the famous Lord Street shopping boulevard.



Price: £75,000 Subject to Contract

Ground Floor:

Communal Entrance Hall

Private Hall

Living Room – 4.67m x 3.07m (15'4" x 10'1")

Kitchen – 2.24m x 2.13m (7'4" x 7'0")

Bedroom – 4.14m x 2.74m (13'7" x 9'0") overall plus built in wardrobe

Shower - 2.08m x 1.68m (6'10" x 5'6") overall

Communal Facilities

The house manager of Weldale House often organises social events which take place in the communal lounge, usually accompanied with tea, coffee or wine on a 'bring your own' basis. Some examples of the events are as follows:

Board Games

Music/ Dance Nights

'Books at Home' hosted by Birkdale Library where they bring books requested by the residents

Festive celebrations, such as the upcoming Easter Party with live music entertainment. The communal facilities are as follows:

Resident House Manager, Residents Lounge

Guest Suite (subject to availability and booking fee)

Laundry Rooms including washing machines and tumble dryers, Communal Gardens and Security.

Council Tax:

Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band (B)

Tenure:

Leasehold for the residue of a term of 125 years from 1st February 1998 subject to an annual ground rent of £551.34

Service Charge:

We are informed the service charge amounts to £3,479.76 per annum as a contribution towards the cost of general maintenance of the development, window cleaning, cleaning and lighting of the communal areas, sinking fund, lift maintenance, visiting House Manager's wages, management fees, upkeep of grounds and laundry and water rates.

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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Ground Floor
Approx. 47.9 sq. metres (515.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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. If you are travelling any distance to view a property you are advised to check its availability before setting out. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.