



Flat 52, Homechase House
Chase Close, Birkdale, PR8 2DG, £100,000
'Subject to Contract'

Rare to the market, this first-floor McCarthy & Stone-built two-bedroom retirement apartment is nestled at the head of a peaceful cul-de-sac, surrounded by mature grounds. A short stroll leads you to Birkdale Village's charming shops, eateries, and the train link connecting Southport and Liverpool. The accommodation offers an entrance hall with ample storage, a lounge-diner opening to a fitted kitchen, and two double bedrooms alongside a shower room with WC. Residents benefit from a house manager, communal lounge, laundry room, guest suite, and a secure communal entrance. Parking is available on a first-come, first-served basis, and buyers must be 60 years or older.

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Southport's Estate Agent

Communal Entrance Hall

Visitor entry phone system. Residents' lounge, house manager's office, passenger lift, and stairs to all floors.

First Floor

Private Entrance Hall

Night storage heating, door to utility cupboard housing meters and consumer units, built-in cloaks cupboard, and airing cupboard housing water cylinder.

Lounge/Diner - 4.75m x 3.43m (15'7" x 11'3")

Upvc double glazed window overlooks front of development, night storage heating, security pull cord. Coal-effect electric fire with resin-style surround, wall light points, archway leads to...

Kitchen - 2.01m x 2.18m (6'7" x 7'2")

Shaker-style units including base units, cupboards, drawers, wall cupboards with under-unit lighting, shelving, and working surfaces. Single bowl sink with mixer tap, space for cooker, recess for fridge, part wall tiling.

Bedroom One - 4.29m x 2.72m (14'1" to rear of wardrobes x 8'11")

Upvc window to front, wall light points, emergency pull cord, night storage heater. Built-in wardrobe with folding doors, hanging space, shelving.

Bedroom Two - 4.29m x 2.41m (14'1" x 7'11")

Upvc window to front, wall light points, emergency pull cord, built-in cupboard with hanging space and shelving. Currently arranged as a dining room.

Shower Room/WC - 1.7m x 2.01m (5'7" x 6'7")

Modern three-piece suite: vanity wash basin with low-level WC, mixer tap, cupboards below. Step-in shower enclosure with Mira electric shower, tiled walls, wall light point, vanity wall mirror, emergency pull cord, electric wall heater.

Outside

Homechase House stands in communal gardens; residents' parking is first-come, first-served.

Ground Rent

An annual ground rent is payable of £272.47 to Estates and Management Ltd. This is paid half-yearly on 1st March and 1st September.

Service Charge

An annual service charge of £2,800.00 is payable half-yearly in September and March.

Age Restriction

Residents must be over 60 years of age.

Transfer Fee

We are advised that a transfer fee is payable on sale, of 1% to Estates & Management Ltd and 1% to the sinking fund of the development.

Facilities

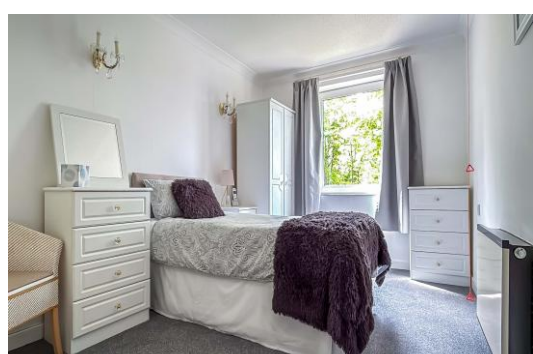
There is benefit of a residents' lounge and guest room. Guest room charges: £20 single use and £25 double use per night.

Tenure

Leasehold, 125 years from 1st March 1987 (89 years remaining).

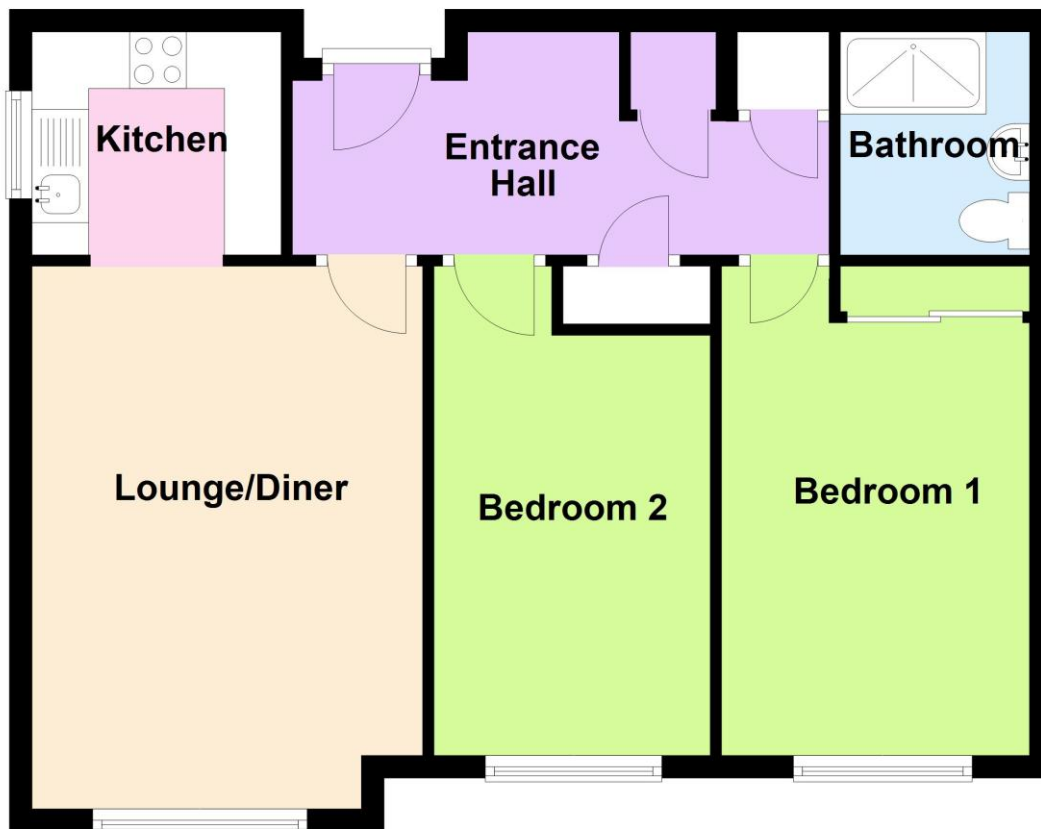
Council Tax Band

Sefton MBC Band C.



First Floor

Approx. 57.0 sq. metres (613.3 sq. feet)



Total area: approx. 57.0 sq. metres (613.3 sq. feet)



Chris Tinsley Estate Agents confirm that 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 or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.