



**Weldale House, Chase Close,  
Birkdale, Southport, PR8 2DX**  
**Price: £85,000 Subject to Contract**

**NO CHAIN** - An early viewing is highly recommended of this purpose built retirement apartment occupying a second/top floor position, accessed via lift, in a modern development within walking distance of Birkdale village.

Installed with UPVC double glazing and electric heating the well planned accommodation briefly comprises Hall with large storage cupboard, Lounge-Dining Room, fitted Kitchen with window, two double Bedrooms and Shower Room. There are a range of communal facilities within the development including a Laundry; Guest accommodation (subject to availability and booking fee) and a Residents' Lounge.

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



**Second Floor:****Hall**

**Lounge/ Dining Room** - 5.33m x 3.35m (17'6" max x 11'0")

**Kitchen** - 2.69m x 1.96m (8'10" x 6'5")

**Shower Room** - 2.08m x 1.7m (6'10" x 5'7")

**Store Room** - 2.95m x 1.3m (9'8" x 4'3" max)

**Bedroom 1** - 5.36m x 2.74m (17'7" x 9'0" plus recess)

**Bedroom 2** - 4.32m x 2.03m (14'2" x 6'8" max)

**Council Tax:**

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

**Tenure:**

Leasehold for a period of 125 years from 1st February 1998 with a ground rent of £643.22

**Service Charge:**

We are informed the service charge amounts to 5,580.22 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.

**Mobile Phone Signal**

Check signal strengths by clicking this link:

<https://www.signalchecker.co.uk/>

**Broadband**

Check the availability by clicking this link:

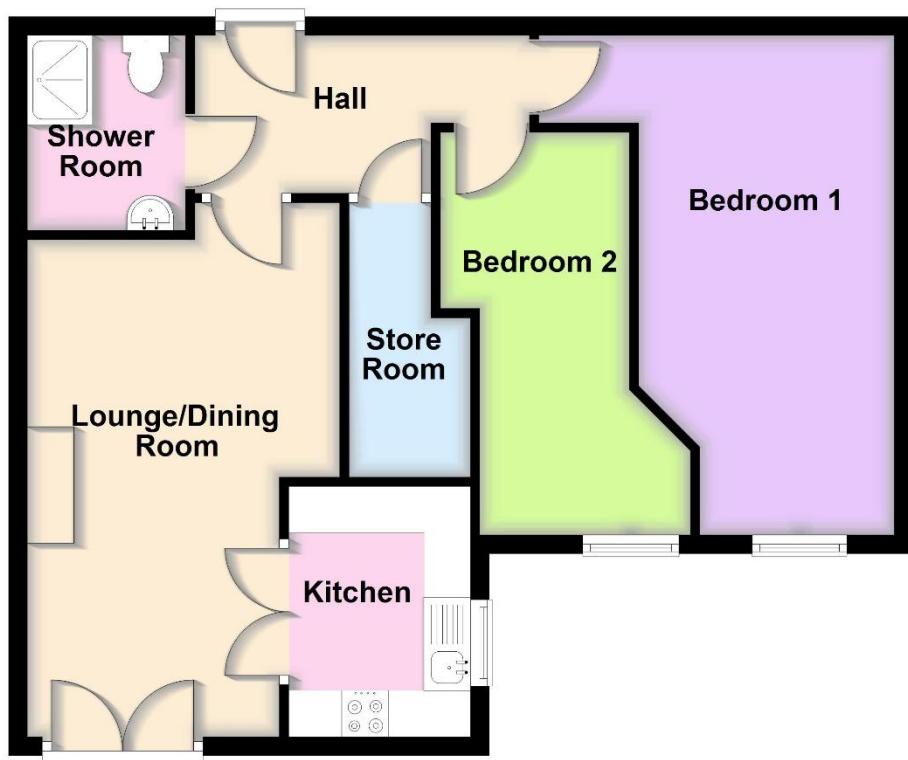
<https://labs.thinkbroadband.com/local/index.php>

**NB:**

We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

## Second Floor

Approx. 60.3 sq. metres (648.7 sq. feet)



Total area: approx. 60.3 sq. metres (648.7 sq. feet)

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	