



**Flat 18, Homechase House, Chase Close, PR8 2DG
Offers Over £60,000
'Subject to Contract'**

Homechase House is a purpose-built development of 1 and 2 bedroom retirement apartments, built by national housebuilders, McCarthy and Stone. The development is situated at the head of a residential cul de sac in mature grounds and just a short distance away from the many facilities of Birkdale Village, which include a number of specialty shops, restaurants, coffee bars, bus services and the railway station on the Southport to Liverpool commuter line. The accommodation of the flat very briefly includes a communal entrance with entry phone system, situated to the first floor a private entrance hall leads to a lounge/diner, kitchen, larger than average double bedroom, and wet room. Upvc double glazing is installed together with electric heating. The facilities at Homechase House include car parking on a first-come, first served basis, a residents' lounge, a laundry room, guest room and a House Manager. Buyers should be 60 years of age and above.

Communal Entrance

Entry phone system, development managers office, residents lounge.

First Floor

Entrance Hall

Emergency pull cord system, door to useful built-in storage cupboard housing water heater, metres and electrical consumer unit.

Lounge/Diner - 5.36m x 3.12m (17'7" x 10'3")

UPVC double glazed windows to front side overlooks communal gardens providing dual aspect, an undoubted feature of the property, with storage heating, emergency pull cord, wall light points and archway providing open plan access of dining area leading to...

Kitchen - 2.26m x 2.13m (7'5" x 7'0")

Mondale catching with the number of built-in base units which include cupboards and drawers, wall cupboards, glazed China cupboard and working surfaces with single bowl sink unit, mixer tap and drainer. Kitchen benefits UPVC double glazed window perfect for ventilation and overlooking communal gardens. Appliances include, space for electric oven, four ring electric hob over, freezer and fridge, separate integral to base units. Tiling and extractor.

Bedroom - 4.32m x 2.57m (14'2" x 8'5" to front of wardrobes)

UPVC double glazed window of communal gardens, larger than average master bedroom with built-in wardrobes, drawers, wall light points and night storage heating.

Wet Room/WC - 2.13m x 1.65m (7'0" x 5'5")

Three-piece suite comprising of low-level WC, vanity wash hand basin with mixer tap, useful cupboards below, tiled walls with vanity warmer inset and wall light point over, emergency pull cord and entry-level shower enclosure with partial glazed shower screen, Gainsboro Electric shower, wall grips. Diplex wall heater.

Outside

There are communal gardens adjoining the development which are particular feature of the property, planned with established lawns, borders trees and shrubs together with various seating areas. To the front of the development there is a residence car park and a shortcut to Birkdale village.

Council Tax

Sefton MBC Band B

Tenure

Leasehold for the residue of a term of 125 years from the 1st of March 1987, subject to an annual ground rent payable of £488.18

Service Charge

We have been advised that the service charge currently amount to £3,654.87 per annum to include water rates, building insurance, garden maintenance and window cleaning, use of communal laundry, heating, lighting and cleaning of the communal areas. there is an emergency call system, lift maintenance and repair, house manager and sinking fund.

Age Restriction

Minimum age: 60 years for sole occupants, (or 60 for main applicant and 55 years for second applicant)

Transfer Fee

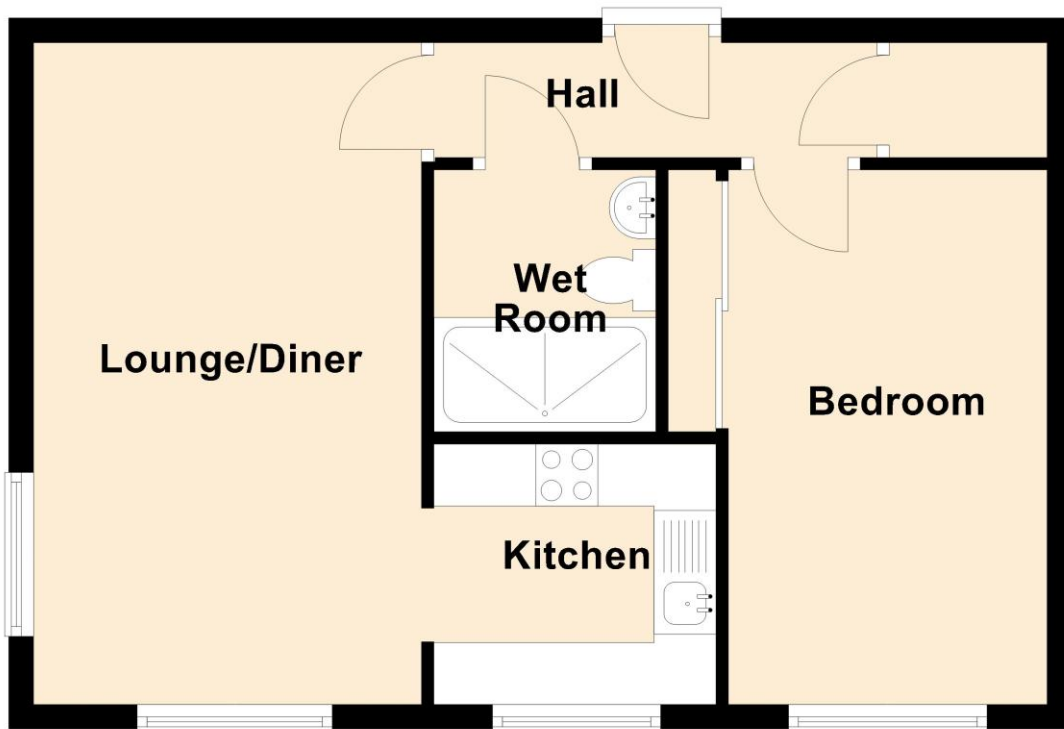
We are advised that there is a transfer payable by the seller on completion of 1% of the sale price.

Facilities

Facilities at Homechase House include a development manager who works Monday to Friday 9am - 3pm and emergency pull cords are installed in the flat and provide access to a monitoring service. A guest room is available, communal laundry and residents lounge.



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(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	



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.