



## **Chase Close, Birkdale, Southport PR8 2DX**

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.



**Price: £80,000 Subject to Contract**

## 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)

### 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.

### 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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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         | 79        |
| (55-68) <b>D</b>                            |  | 69                      |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| 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.