



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

An early inspection is highly recommended of this purpose built retirement apartment for the over 60's, occupying a first floor position, accessed via lift, in a modern development within walking distance of Birkdale village.

Offered for sale with no onward chain, the accommodation is installed with upvc double glazing, electric heating and comprises Hall with storage cupboard, Lounge-Dining Room, fitted Kitchen with window, two double Bedrooms with mirrored wardrobes and modern 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: £92,500 Subject to Contract**

## Ground Floor:

**Communal Entrance:** with manager's office, stairwell and lift to all floors

## First Floor:

### Hall

**Lounge-Dining Room** - 4.62m x 3.05m (15'2" x 10'0")

**Kitchen** - 2.24m x 2.13m (7'4" x 7'0")

**Bedroom 1** - 3.96m plus wardrobes x 2.82m (13'0" x 9'3")

**Bedroom 2** - 3.3m plus wardrobes x 2.57m (10'10" x 8'5")

**Shower Room** - 2.13m x 1.73m (7'0" x 5'8")

### Outside:

The development stands in particularly well maintained lawned gardens with a variety of mature shrubs and trees. The residents car park is located at the front of the building.

### 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:

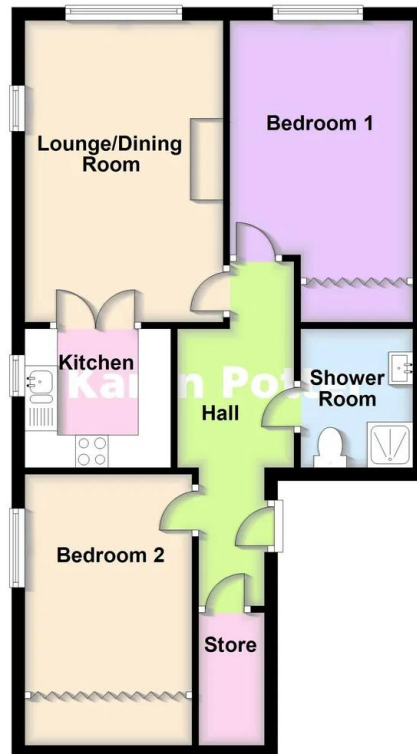
We are informed the service charge amounts to £5,441.60 as a contribution towards the cost of general maintenance of the development, window cleaning, cleaning and lighting of the communal areas, sinking fund, lift maintenance, visiting House Manager's wages, management fees, upkeep of grounds and laundry 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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**First Floor**  
Approx. 55.9 sq. metres (601.6 sq. feet)



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>		78	83
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	