



**Flat 25, Clairville  
Birkdale, PR8 2FA £200,000  
'Subject to Contract'**

An early inspection is highly recommended of this purpose-built apartment, occupying a first floor position in a sought-after development, well placed for accessing the amenities of Birkdale Village and Southport town center. The double glazed and gas centrally heated accommodation is offered for sale with no onward chain and briefly comprises, Hall with built in storage cupboards, Living Room with Balcony overlooking the communal gardens and open plan access to a modern fitted Kitchen. There are two double Bedrooms, modern style Shower Room and a separate WC. Outside, there are communal gardens, parking and a Garage included in the sale. The development is located to the corner of Gloucester Road and Lulworth Road within easy reach of vibrant Birkdale Village and the railway station on the Southport/Liverpool commuter line. The Southport Town Centre is readily accessible and there are ready accessible public transport facilities opposite.

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*Southport's Estate Agent*

## Communal Entrance

Entry phone handset. Stairs lead to first floor.

## First Floor

Glazed door leading to enclosed communal inner hall with door to....

## Private Entrance Hall

Open plan access leading to main living accommodation. Oak internal door access and useful built-in cupboard to one wall. Entry phone handset.

## Living Room - 4.55m x 4.22m (14'11" x 13'10" overall measurements)

Upvc double glazed window to side, double glazed sliding patio doors opening to private balcony including composite decking and access to useful built-in store. Balcony overlooks communal gardens providing a delightful aspect. Wall light points to living area being open plan leading to....

## Breakfast Kitchen - 3m x 3m (9'10" x 9'10")

Upvc double glazed window overlooking communal gardens. Modern fitted kitchen arranged in a grey gloss style with a number of built-in base units including cupboards and drawers, wall cupboards with under unit lighting and working surfaces with single bowl sink unit, mixer tap and drainer. Appliances include; electric oven with four ring induction hob and complimentary splash back and funnel style extractor hood above. 'Bosch' dishwasher, 'Zanussi' fridge freezer and wall cupboard housing 'Vokera' combination style central heating boiler. Porcelain tiled flooring.

## Bedroom 1 - 3.3m x 4.7m (10'10" x 15'5" to rear of wardrobes)

Double bedroom with Upvc double glazed window overlooking communal gardens. Fitted wardrobes with hanging space and shelving including matching partial wall panelling.

## Bedroom 2 - 3.45m x 2.26m (11'4" x 7'5")

Double bedroom with Upvc double glazed window.

## Shower Room - 2.62m x 1.93m (8'7" x 6'4")

Opaque Upvc double glazed window. Two-piece modern style white suite comprising of vanity wash hand basin with waterfall style mixer tap and drawers below. Entry level shower enclosure with plumbed-in rainfall style shower. Porcelain wall to floor tiling and extractor. Illuminated vanity wall mirror to one wall.

## Wc - 1.68m x 0.84m (5'6" x 2'9")

Opaque Upvc double glazed window. Low level WC incorporating vanity wash hand basin including mixer tap. Porcelain tiled flooring.

## Service Charge

We have been advised that the current service charge is payable of £110.00 per calendar month to Lyn Thompson. This includes contribution towards heating, lighting and cleaning to the communal areas, gardening, buildings insurance and managing agent fees.

## Tenure

Leasehold for the residue of a term of 998 years from the 25th March 1924 and subject to a ground rent of £25 per annum.

## Council Tax Banding


Sefton MBC Band C.



# First Floor



Floor plans are for illustration only and not to scale  
Plan produced using PlanUp.

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	79
(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 	



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