



# 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.

12A Anchor Street, Southport, Merseyside PR9 OUT 01704 512121 F 01704 512122 sales@christinsley.co.uk www.christinsley.co.uk



#### **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.









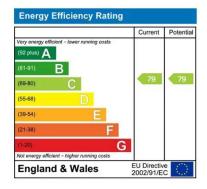




## **First Floor**



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











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.