



**Flat 44 Homechase House, Birkdale,
Southport, PR8 2DG
£68,000 Subject to Contract**

An early viewing is recommended to appreciate the bright and airy accommodation offered by this flat, situated on the second floor of a popular purpose built development of retirement flats built by national house builder, 'McCarthy and Stone'. The bright and airy accommodation benefits from the principle rooms overlooking the communal gardens and enjoying a Southerly aspect. 'Fischer' electric radiators are fitted to the lounge and bedroom and the accommodation briefly includes; communal entrance with entry phone system and stairs and lift to the second floor, private entrance hall, lounge, kitchen, double bedroom, shower room. Facilities at Homechase House include, a house manager, guest room, laundry room, and communal lounge, car parking is available on a first come first serve basis. Homechase House is situated at the head of a cul-de-sac just a short distance away from the facilities at Birkdale Village which include a number of speciality shops, restaurants and the railway station on the Southport to Liverpool commuter line.

Communal Entrance

Entry phone system, house managers office, residents lounge, stairs and lift to all floors.

Second Floor

Private Entrance Hall

Entry phone/ emergency call unit, useful meter/ storage cupboard.

Lounge - 4.67m x 3.25m (15'4" x 10'8")

Upvc double glazed window overlooking the communal gardens and enjoying a Southerly aspect. Electric radiator, living flame electric fire and attractive surround. Emergency pull cord. Archway to...

Kitchen - 1.73m x 2.21m (5'8" x 7'3")

Modern contemporary kitchen comprising; single drainer single bowl stainless steel sink unit, base units with cupboards and drawers, wall cupboards, woodgrain working surfaces. Four ring ceramic hob with electric oven below. Recess for tall fridge freezer. Part wall tiling.

Bedroom - 3.66m x 2.67m (12'0" x 8'9")

Upvc double glazed window overlooking the communal gardens and enjoying a Southerly aspect, electric radiator, recessed wardrobes with sliding doors.

Shower Room - 1.65m x 2.06m (5'5" x 6'9")

Corner entry shower enclosure with 'Triton' electric shower, vanity wash hand basin with cupboards below, low level WC. Dimplex wall heater. Extractor.

Outside

Homechase House stands in established attractive communal gardens, resident and visitor car parking on a first come first serve basis.

Council Tax

Sefton MBC band B

Tenure

Leasehold for 125 years from 1 March 1987 with a ground rent of £437.10

Service Charge

We are advised that the service charge for the period September 2024 to February 2025 was the sum of £1218.09. There is an annual water charge of £96 per annum.

Age Restriction

Residents must be over 60 years of age.

Transfer Fee

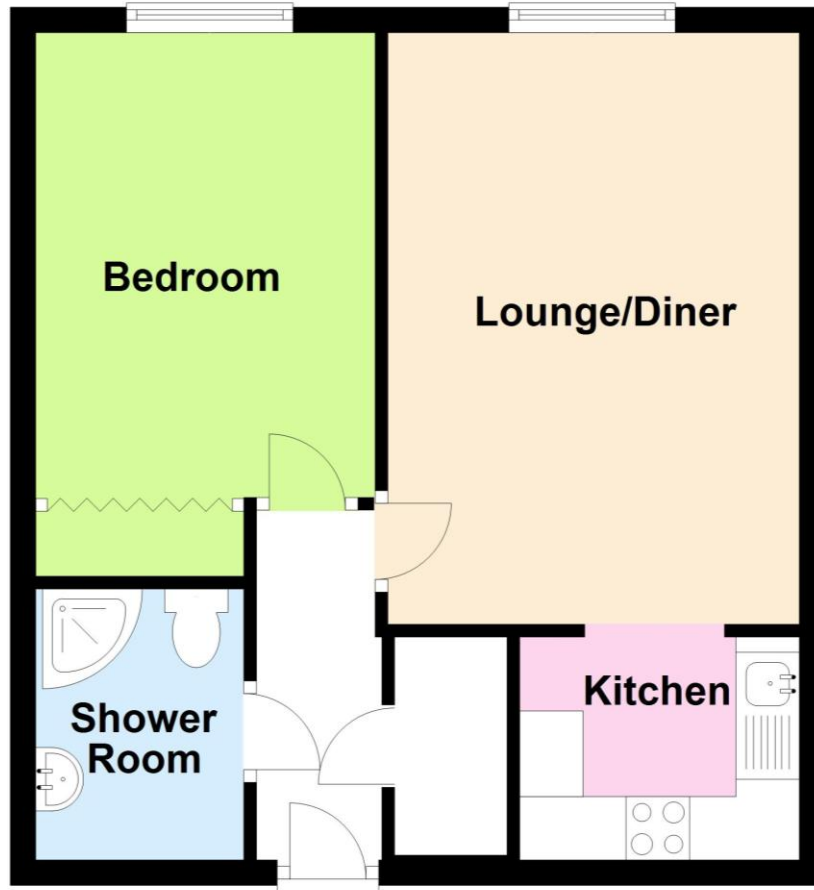
We are advised that there is a transfer fee of 1% of the sale price payable by the seller on completion.

Facilities

The facilities at this development include; a House Manager who works Monday to Friday 9am - 3pm. Emergency pull cords are installed in the principle rooms providing access to monitoring service. A guest room is available, there is communal laundry and residents lounge.



Second Floor



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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	83	83
(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	



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