

Carnoustie Close

Birkdale, Southport, PR8 2FB



-  Modern Purpose Built Apartment
-  Third / Top Floor Position – Lift Access
-  Two Bedrooms – One En-Suite
-  Spacious Lounge-Dining Room
-  Gated & Allocated Parking
-  Inspection Highly Recommended

Price: £175,000 Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008





AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED of this beautifully presented, purpose built, third (top) floor apartment with lift access, located within a popular residential area to the shore side of Birkdale.

In the opinion of the Agents, the apartment offers bright, well planned and attractively proportioned accommodation which comprises Private Hall, 23' Lounge/Dining Room, Fitted Kitchen, two fitted double Bedrooms (the principal with En-Suite Shower Room) and main Bathroom. Gas central heating and upvc double glazing are installed.

The development stands in established gardens with gated, allocated parking to the rear.

Carnoustie Close is located off Oxford Road and is conveniently placed for access to Birkdale Village together with the railway station on the Southport/Liverpool commuter line.



Ground Floor:

Communal Entrance

Entry via intercom controlled front entrance door to communal hallway with stairs or lift up to third floor to own front door.

Third Floor:

Hall

Lounge/Dining Room - 5.79m plus bay x 3.76m (19'0" x 12'4")

Kitchen - 4.19m x 2.11m (13'9" x 6'11")

Bedroom 1 - 4.52m into wardrobes x 4.19m overall (14'10" x 13'9")

En-Suite - 1.7m x 1.55m (5'7" x 5'1")

Bedroom 2 - 3.12m overall x 2.87m (10'3" x 9'5")

Bathroom - 2.13m x 1.73m (7'0" x 5'8")

Outside: The development stands in established gardens with gated, allocated parking to the rear.

Council Tax: Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band (D)

Tenure: Leasehold with a residue term of 999 years from 1.3.1886 with a ground rent of £180 per annum

Service Charge: The current service charge (accurate as of March 2025) amounts to £2400 per annum as a contribution towards general maintenance, managing agents' fees, building insurance premium, window cleaning, gardening, cleaning and lighting of the communal areas and lift maintenance.

Mobile Phone Signal: Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

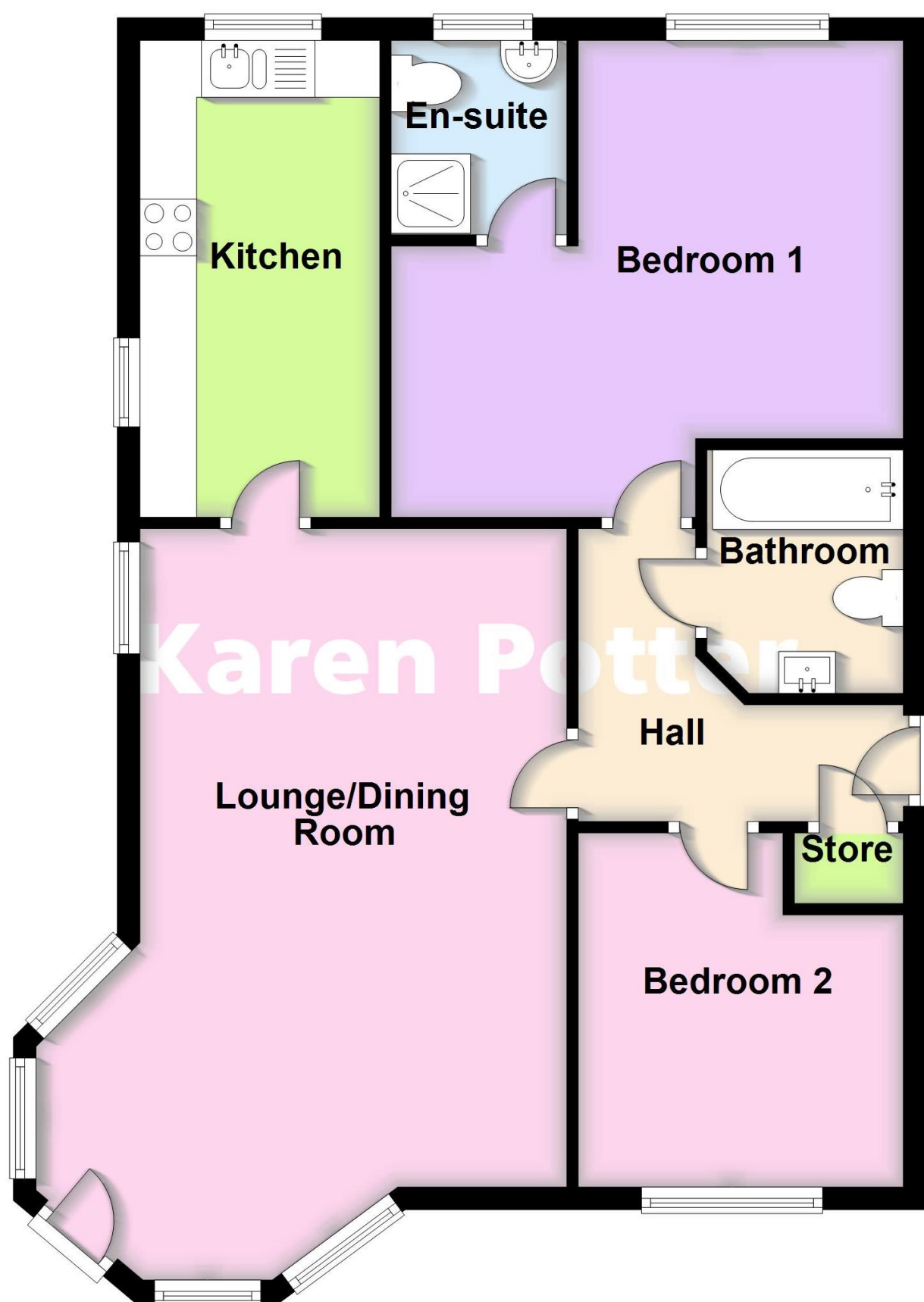
Broadband: Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

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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Third Floor

Approx. 71.3 sq. metres (767.6 sq. feet)



Total area: approx. 71.3 sq. metres (767.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



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