



£85,000  
Subject to contract





**AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED** of this ground floor retirement apartment which is conveniently located for access to Birkdale Village.

In the opinion of the Agents, the apartment offers attractively planned accommodation with the benefit of a French door from the Lounge leading to the communal gardens.

The accommodation is installed with upvc double glazing and electric heating on the Economy 7 tariff and comprises Hall with storage cupboard, Lounge, Fitted Kitchen with window, double Bedroom and Wet 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) and there is the benefit of alarm units throughout the apartment to call the Visiting House Manager or, out of hours, the care-line centre.

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, banks and the railway station on the Southport/Liverpool commuter line.



**WELDALE, CHASE CLOSE, BIRKDALE, SOUTHPORT  
PR8 2DX**

# WELDALE, CHASE CLOSE, BIRKDALE, SOUTHPORT PR8 2DX

## Ground Floor

Approx. 45.0 sq. metres (484.9 sq. feet)



Total area: approx. 45.0 sq. metres (484.9 sq. feet)

## EPC AWAITED



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## Ground Floor:

### Communal Hall

### Private Hall

**Living Room** - 5.94m x 3.18m (19'6" x 10'5")

**Kitchen** - 2.31m x 2.24m (7'7" x 7'4")

**Bedroom** - 4.67m x 2.9m (15'4" x 9'6")

**Wet Room** - 2.16m x 1.7m (7'1" x 5'7")

**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 (B)

**Tenure:** Leasehold for a period of 125 years from 1st February 1998 with a ground rent of £551.34 p/a

**Service Charge:** The service charge amounts to £3500 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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