



-  Purpose Built Flat
-  Development Of Only Five Units
-  First Floor Position

-  Two Double Bedrooms
-  Garage
-  Sought After Birkdale Location

Price: £140,000 Subject to Contract

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





Occupying a first floor position within this modern purpose built development of only five units, this well presented flat must be viewed to be fully appreciated.

Installed with gas central heating and uPVC double glazed throughout, the well proportioned accommodation briefly comprises: Communal Hall with staircase to all floors, Private Hall with large Store Cupboard, Lounge/Dining Room, fitted Kitchen, two double Bedrooms and Bathroom/WC.

Outside, the development stands in well maintained grounds with resident car park and a garage (power and light connected) to the rear.

Ivy Bank stands on the corner of Liverpool Road and Stanley Avenue, well placed for accessing the many amenities of Birkdale village along with it's railway station on the Southport to Liverpool line.





Ground Floor:

Communal Entrance - with intercom entry and staircase to all floors

First Floor:

Hall - with walk in store

Lounge/Dining Room - 4.98m plus bay x 3.71m (16'4" x 12'2")

Kitchen - 3.48m x 2.46m (11'5" x 8'1")

Bedroom 1 - 3.78m x 3.56m (12'5" x 11'8")

Bedroom 2 - 4.47m overall x 3.25m (14'8" x 10'8")

Bathroom - 2.39m x 2.13m (7'10" x 7'0")

Outside: The development stands in well maintained grounds with resident car park and a garage (power and light connected) to the rear.

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

Tenure: Leasehold for the residue term of 997 years from 29/9/1941 with an annual ground rent of £75

Service Charge: The current service charge (accurate as of April 2025) amounts to £1,652.40 per annum as a contribution towards the building insurance premium, general maintenance, window cleaning, gardening, cleaning and lighting of the communal areas and managing agent's fees.

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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First Floor

Approx. 68.5 sq. metres (737.1 sq. feet)



Total area: approx. 68.5 sq. metres (737.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	82
(69-80) C		
(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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