



-  Purpose Built Apartment
-  First Floor Position – Lift Access
-  Three Bedrooms

-  Modern Kitchen
-  Balcony & Garage
-  No Chain

**Price: £215,000** Subject to Contract

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





**AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED** of this very well presented first floor apartment, occupying a secluded position within a purpose built development to the shore side of Birkdale.

In the opinion of the Agent, the apartment offers well planned and pleasantly proportioned accommodation briefly comprising: Entrance Vestibule, Private Hall with cloaks cupboard and additional walk in store, Living Room open plan with Dining Area, private Balcony, modern fitted Kitchen with integrated appliances, three Bedrooms, four piece Bathroom/WC and second WC. Gas central heating and double glazing is installed throughout.

The development stands in well maintained communal gardens and there is a Garage included in the sale.

West Dene is ideally placed for access to the many amenities of Birkdale Shopping Village together with the railway station on the Southport/Liverpool commuter line. The town centre is readily accessible as are public transport facilities.



## Ground Floor:

### Communal Entrance

with Staircase and lift to all floors

## First Floor:

### Hall

with cloaks cupboard and walk in store

**Living Room** - 6.1m x 3.51m (20'0" x 11'6")

**Balcony** - 3.4m x 1.24m (11'2" x 4'1")

**Dining Area** - 2.72m x 2.57m (8'11" x 8'5")

**Kitchen** - 3.3m x 2.57m (10'10" x 8'5")

**Bedroom 1** - 4.67m plus door recess x 3.3m (15'4" x 10'10")

**Bedroom 2** - 3.86m x 3.02m (12'8" x 9'11")

**Bedroom 3** - 2.64m x 2.34m (8'8" x 7'8")

**Bathroom** - 3.02m x 1.73m (9'11" x 5'8")

## WC

**Outside:** West Dene stands in well presented communal gardens to the front, side and rear, there is residents and visitor car parking and a garage is included in the sale of this apartment. The garage includes electric, light and power supply points and provides access to the ground floor level of the development which includes stairs and lift to all floors.

**Council Tax:** Enquiries made of the Council Tax Valuation List indicate the property has been placed in band D.

**Tenure:** Leasehold for a residue term of 850 years from 1st March 1977 with a fixed annual ground rent of £45 for the apartment and a further £30 for the garage.

**Service Charge:** The annual service charge for 2023/2024 was £1,895.58 as a contribution toward buildings insurance, lift maintenance, window cleaning, gardening, heating, lighting and cleaning of the communal areas, and general maintenance.

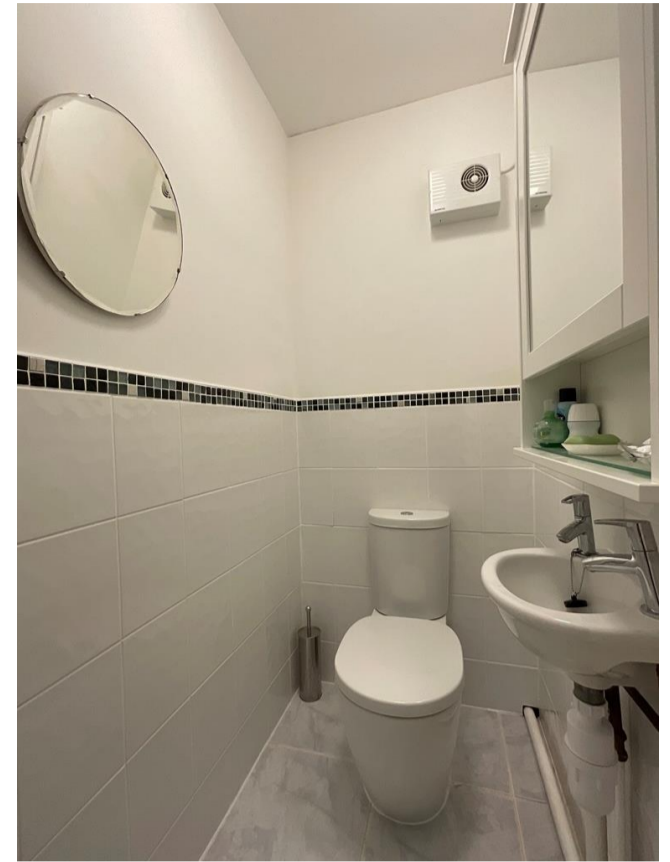
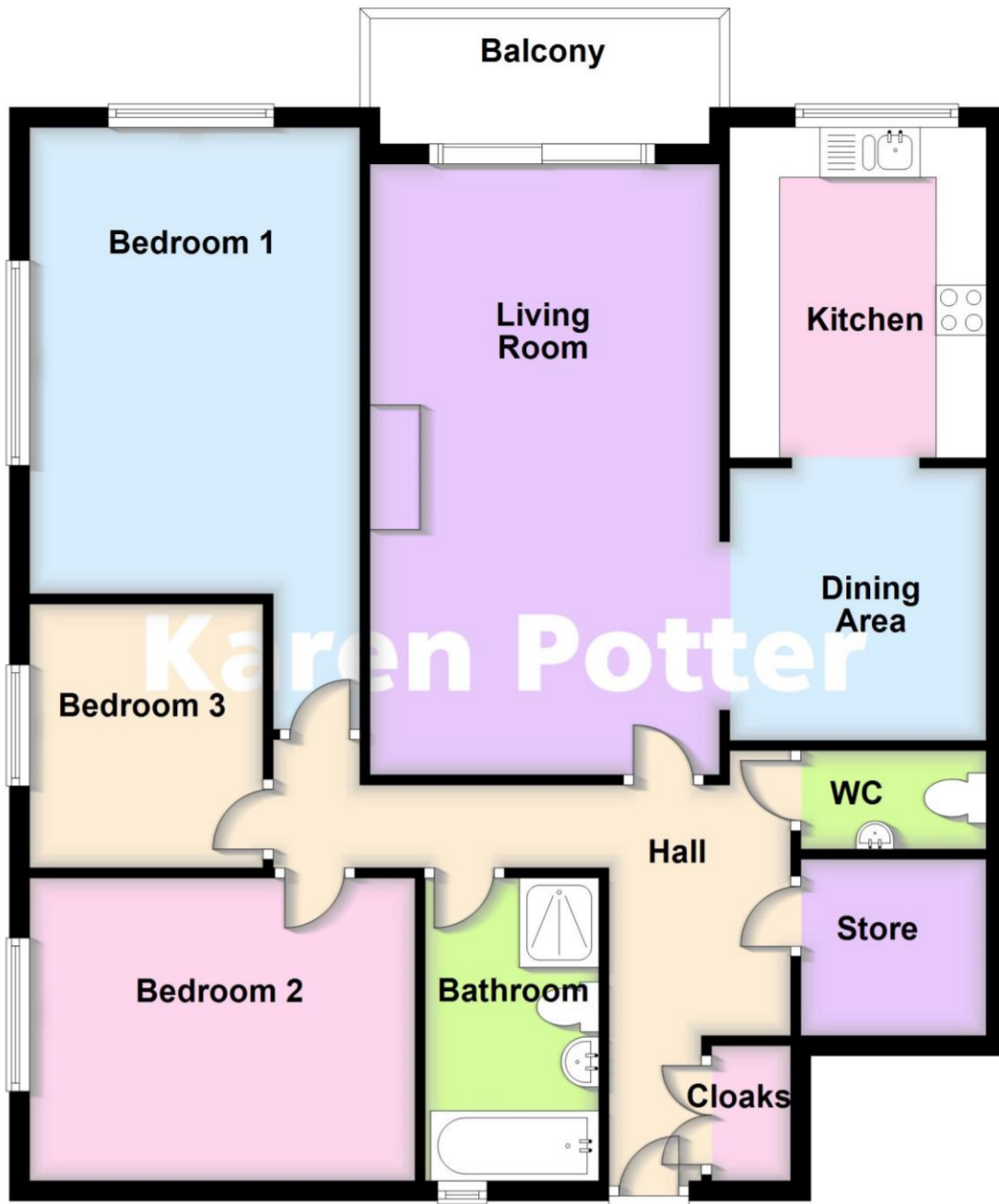
**Mobile Phone Signal:** Check signal strengths here:  
<https://www.signalchecker.co.uk/>

**Broadband:** Check the availability here:  
<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.

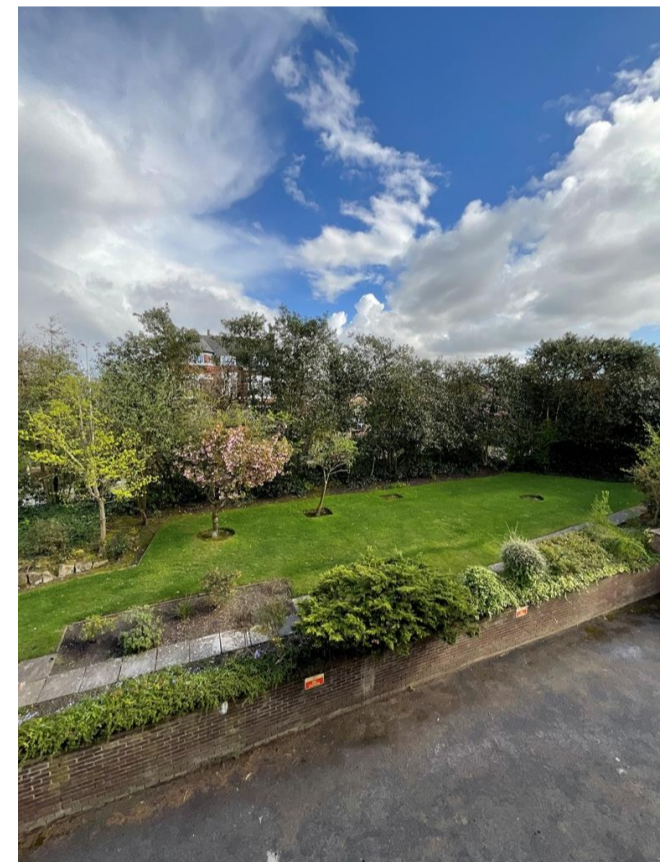
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**First Floor**  
Approx. 96.5 sq. metres (1038.9 sq. feet)



Total area: approx. 96.5 sq. metres (1038.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & 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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