




-  Purpose Built Apartment
-  Ground Floor Position
-  Three Bedrooms – One En-Suite

-  In Need Of Modernisation
-  Private Patio & Garage
-  No Chain

**Price: £220,000** Subject to Contract

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







Offered for sale with no onward chain and occupying a ground floor position, this spacious, purpose built apartment would benefit from a programme of modernisation and offers excellent potential.

The property offers well planned and attractively proportioned accommodation briefly comprising Private Hall, Walk in Store, Front Living Room open plan with separate Dining Area, Patio, Fitted Kitchen, three Bedrooms (En-Suite Bathroom to Bedroom 1), and Shower Room/WC. Gas central heating and upvc double glazing are installed.

West Hill is located to the southern continuation of Lord Street and is most conveniently situated for the many amenities of Southport town centre and Birkdale Village. The development stands in delightful gardens to both front and rear, with a single garage located at the rear and visitor parking to the front.





## Communal Entrance

### Private Hall

**Walk In Store** - 1.98m x 1.7m (6'6" x 5'7")

**Living Room** - 5.46m x 3.35m (17'11" x 11'0")

### Patio

**Dining Area** - 2.92m x 2.9m (9'7" x 9'6")

**Kitchen** - 3.76m overall x 3.68m (12'4" x 12'1")

**Bedroom 1** - 5.18m plus recess x 3.05m (17'0" x 10'0")

**En-Suite Bathroom** - 2.82m x 1.98m (9'3" x 6'6")

**Bedroom 2** - 4.19m x 2.54m (13'9" x 8'4")

**Bedroom 3** - 4.19m x 1.83m (13'9" x 6'0")

**Shower Room** - 2.69m x 1.8m (8'10" x 5'11")

**Outside:** The development stands in delightful communal gardens to both front and rear with a single garage located at the rear and visitor parking to the front.

**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 999 years from 24/2/1978 with a ground rent of £40. The ground rent increases to £60 p/a from the year 2038 until the year 2977 (when the lease expires.)

**Service Charge:** The current service charge (accurate as of October 2024) amounts to £1600 as a contribution towards buildings insurance, garden maintenance and the upkeep of the communal areas.

**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.

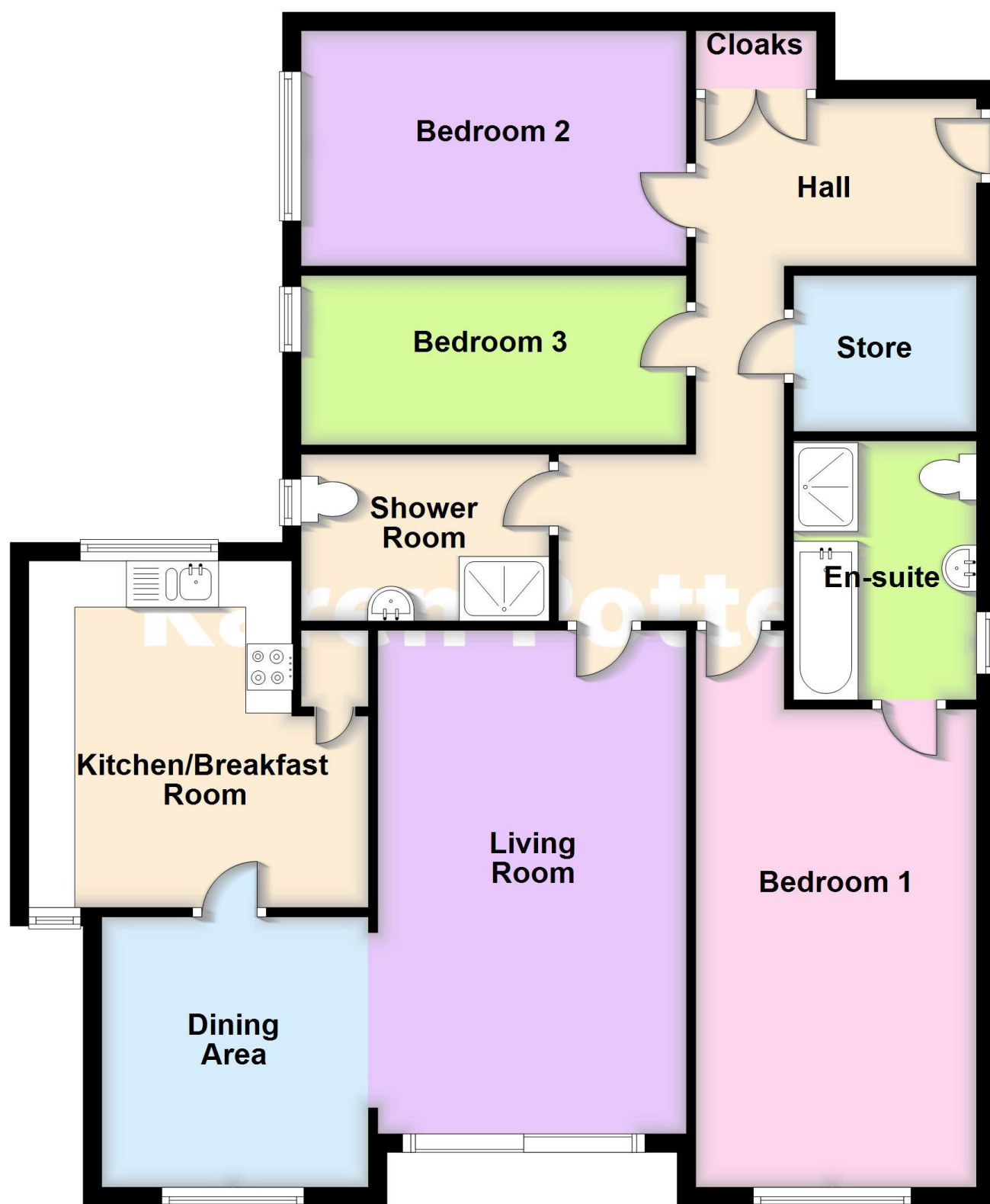
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## Ground Floor

Approx. 106.2 sq. metres (1142.9 sq. feet)



Total area: approx. 106.2 sq. metres (1142.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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