



Saxenholme, Saxon Road, Birkdale,
Southport PR8 2TY

-  Purpose Built Apartment
-  First / Top Floor Position
-  Two Bedrooms
-  Living Room With Balcony
-  Refitted Dining Kitchen
-  Modern Shower Room

AN INSPECTION IS STRONGLY RECOMMENDED of this purpose built first floor apartment located to the shore side of Birkdale and conveniently placed for access to Birkdale Shopping Village together with the railway station on the Southport/Liverpool commuter line.

The accommodation comprises Private Hall, Living Room with doors leading to a sheltered Balcony, Fitted Dining Kitchen (with oven, hob and larder fridge, two double Bedrooms (the principal with En-Suite Shower Room) and separate Shower room. Gas central heating and upvc double glazing are installed.

Outside there are communal gardens and a Garage forming part of a separate block at the rear is included.

Price: £219,950 Subject to Contract

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



GROUND FLOOR:

COMMUNAL ENTRANCE HALL Secure intercom controlled front door giving access to Communal Hall with staircase leading to the first floor.

FIRST FLOOR:

HALL Intercom entry phone, coving to ceiling, door to walk-in storage cupboard providing access to part boarded and insulated loft space with retracting ladder and light point connected.

LIVING ROOM 20' 2" x 12' 1" (6.15m x 3.68m) Coal effect gas fire set in marble style surround, coving to ceiling, upvc double glazed sliding patio doors to balcony.

KITCHEN/DINING ROOM 20' 2" x 10' 3" (6.15m x 3.12m) Fitted with a matching range of modern cream base and eye level cupboards with worktops, matching breakfast bar, stainless steel sink unit with single drainer and mixer tap, concealed under-unit lighting, Induction hob, eye level electric oven with warming drawer, American fridge freezer, plumbed for washing machine and dishwasher, space for tumble dryer, upvc double glazed window to front, coving to ceiling.

BEDROOM 1 13' 5" x 12' 2" (4.09m x 3.71m) Upvc double glazed window to rear, bedroom suite comprising fitted wardrobes with overhead storage cupboards, matching dressing table, bedside cabinets and drawers, coving to ceiling, door to En-Suite.



EN-SUITE Fitted with three piece modern white suite comprising pedestal wash hand basin, shower cubicle with fitted shower above and matching shower base and close coupled wc, tiled surround, heated towel rail, extractor fan.

BEDROOM 2 12' 2" x 8' 11" (3.71m x 2.72m) Upvc double glazed window to rear, coving to ceiling.

SHOWER ROOM Recently refitted with three piece modern white suite comprising double shower enclosure with fitted shower above, matching shower base and glass screen, wash hand basin in vanity unit with base cupboard and storage under, close coupled wc and full height ceramic tiling to all walls, heated towel rail, extractor fan, wall mounted mirror, shaver point, tiled flooring.

OUTSIDE: The development stands in well tended communal gardens. Off road parking available on a first come, first served basis. There is also access to private garaging measuring 4.8m (15ft 9in) x 2.41m (7ft 11in) complete with up and over door.

SERVICE CHARGE: The vendors have verbally informed that the property is Leasehold with a £1000 per annum service charge and no ground rent as each flat owner holds a share of the Freehold, though this information is yet to be formally verified.

Council Tax Banding: Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band E.

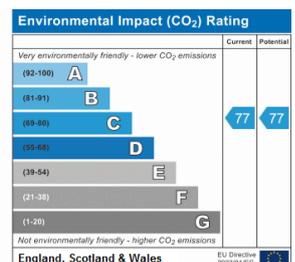
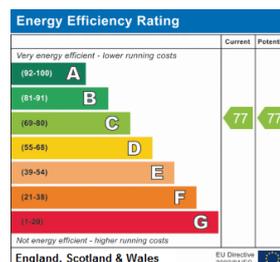
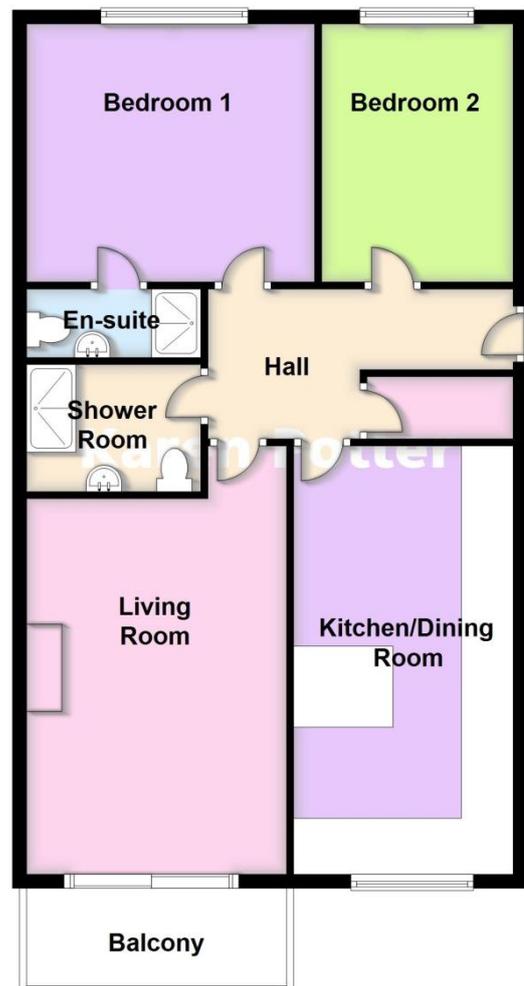
Tenure: The vendors have verbally informed that the property is Leasehold, this information is yet to be formally verified.

Please Note: 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. 84.2 sq. metres (906.0 sq. feet)



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. If you are travelling any distance to view a property you are advised to check its availability before setting out. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY. Details prepared 23/06/2017