



☆ NO CHAIN ☆

## Apartment, Ashbourne House, Gloucester Road, Birkdale PR8 2AU

- 🏠 Purpose Built Apartment
- 🏠 Second / Top Floor Position
- 🏠 Lift
- 🏠 Two Bedrooms, One En-Suite
- 🏠 Modern Fitted Dining Kitchen
- 🏠 Garage, Communal Gardens

A rare opportunity has arisen to purchase an outstanding purpose built second floor apartment which, in the opinion of the Agents, offers immaculately presented and generously proportioned accommodation of which **AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED.**

The apartment briefly comprises Private Hall with intercom entry system, Rear Living Room with Balcony off, Fitted Kitchen/Dining Room (with integrated fridge, freezer, washing machine, oven, hob, cooker hood, dishwasher etc), two double Bedrooms with fitted wardrobes (the principal with En Suite Shower Room) and main Bathroom. Gas central heating and upvc double glazing are installed. The development stands in established landscaped gardens which are an outstanding feature and there is a Garage in a block to the rear.

Gloucester Road forms part of a highly sought after residential area located to the shore side of Birkdale, conveniently placed for access to the many amenities of Birkdale shopping village, the railway station on the Southport/Liverpool commuter line and public transport facilities leading to the town centre.

**Price: £239,000** Subject to Contract

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



## GROUND FLOOR:

**COMMUNAL ENTRANCE HALL** Intercom controlled entrance door giving access to communal hall with staircase and lift to all floors, access door to communal gardens and garage block.

## SECOND FLOOR:

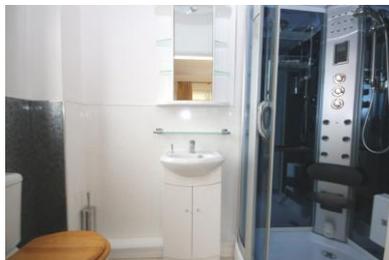
**ENTRANCE HALL** Intercom entry phone, Karndean flooring, built in storage cupboard, loft access.

**LIVING ROOM** 19' x 12' (5.79m x 3.66m) Upvc obscure double glazed sash window to side, coving to ceiling, upvc double glazed double doors with matching side panels leading to balcony measuring 7'10" into bay x 12'1" into recess), with tiled flooring.



**KITCHEN/DINING ROOM** 15' 3" x 10' (4.65m x 3.05m) Fitted with a matching range of modern base and eye level cupboards with round edged worktops, built in wine rack, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, integrated fridge, freezer, dishwasher and washing machine, built-in electric oven, built-in four ring gas hob with extractor hood over, grill, upvc double glazed sash window to rear, tiled flooring.

**BEDROOM 1** 15' 3" x 12' 2" (4.65m x 3.71m) Upvc double glazed sash window to rear, fitted bedroom suite comprising wardrobes with matching drawers, bedside cabinet, coving to ceiling, door to En-Suite.



**EN-SUITE** 7' 11" x 3' 10" (2.41m x 1.17m) Fitted with three piece suite comprising wash hand basin in vanity unit with base cupboard, storage under, mixer tap and glass shelf, shower enclosure with steam shower and body jets, close coupled wc, tiled surround, heated towel rail, extractor fan, mirrored cabinet, upvc obscure double glazed sash window to side, tiled flooring with under floor heating.

**BEDROOM 2** 12' x 9' 9" (3.66m x 2.97m) Upvc double glazed window to rear, fitted bedroom suite comprising wardrobes with matching cupboards, dressing table, drawers and shelving, coving to ceiling.

**BATHROOM** 8' 7" x 6' 1" (2.62m x 1.85m) Fitted with three piece white suite comprising panelled bath with hand shower attachment and glass screen, wash hand basin in vanity unit with base storage, mixer tap, glass shelf above and close coupled wc, extensive ceramic tiled surround, heated towel rail, extractor fan, mirrored cabinet, shaver point and light, tiled flooring with under floor heating.

**OUTSIDE:** The development stands in well maintained communal grounds with block paved driveway leading from front to rear where the garage block is located. The gardens are mainly laid to lawn with established shrub borders.



**Tenure:** Leasehold for the residue of a term of 900 years from 27th June 2003, subject to annual ground rent of £100.



**Service Charge:** Robert Carswells of Houghton Street, Southport are the managing agents for the development with a current (as at July 2018) service charge payable of £120 per calendar month to include building insurance.

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

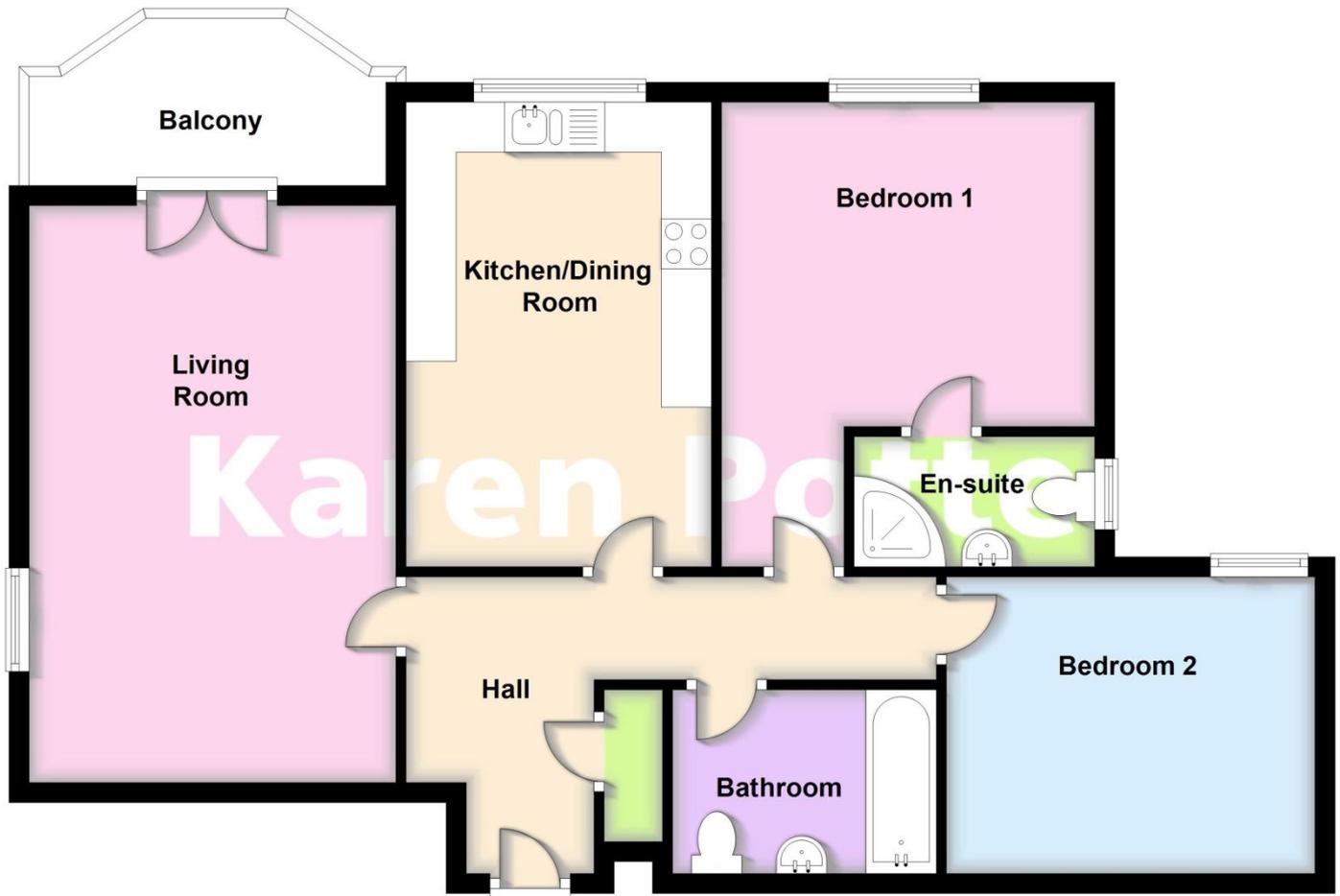
**Please Note:** We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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**Second Floor**

Approx. 80.5 sq. metres (866.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		72	77
		EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		71	77
		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. 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 27/07/2018