



Weld Road, Birkdale,
Southport, PR8 2AZ

Offers Over £250,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Conveniently situated within WALKING DISTANCE of BIRKDALE VILLAGE, this development offers the perfect blend of location and practicality. Featuring only eight apartments in the development, with the benefit of a lift and useful BASEMENT STORAGE.

Positioned on the GROUND FLOOR, this apartment boasts a SPACIOUS FLOOR AREA spanning 1,247 sq ft. The LOUNGE provides ample room for both SITTING and DINING AREA, seamlessly integrated with an OPEN-PLAN KITCHEN – an ideal setup for hosting gatherings. A separate UTILITY ROOM adds to the apartment's practicality.

The accommodation comprises TWO DOUBLE BEDROOMS and a BATHROOM, with the main bedroom benefiting from an EN-SUITE BATHROOM.

Residents can enjoy the WELL-MAINTAINED GARDENS, while each apartment comes with one ALLOCATED PARKING space and four visitor spaces.

The property is leasehold, with a term of 125 years from 01/01/2011 and a ground rent of £50 per annum.

The service charge is £1,764.80 per annum.

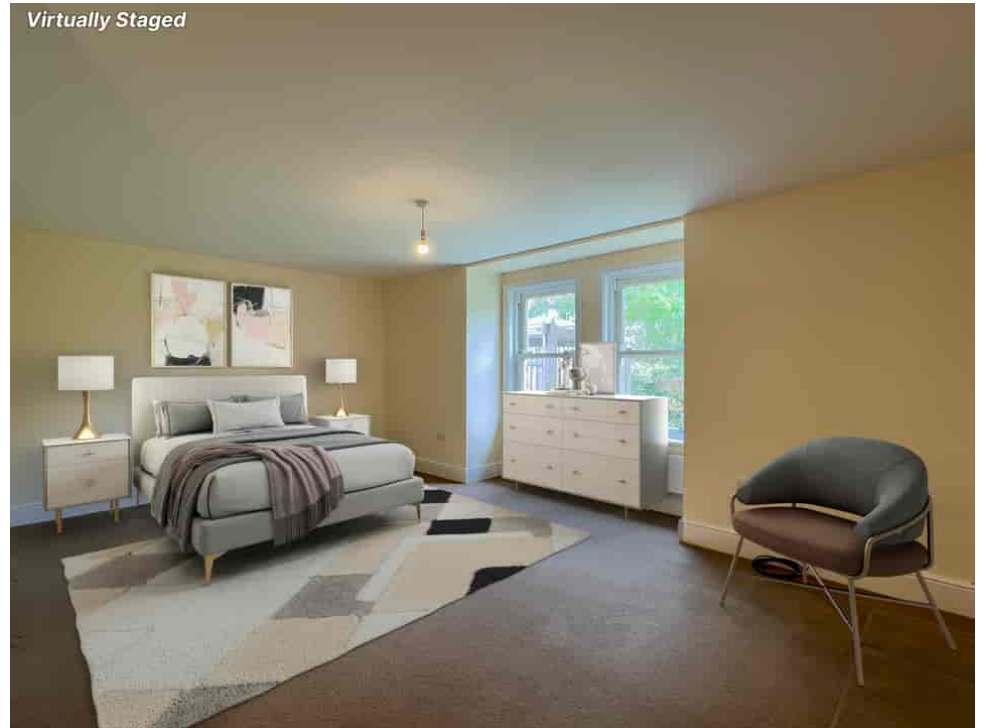
With NO ONWARD CHAIN, this apartment presents an excellent opportunity for buyers. Don't miss out – call now to arrange a viewing on 01704 516 626. Stay updated by following us on Facebook and Instagram.



Virtually Staged

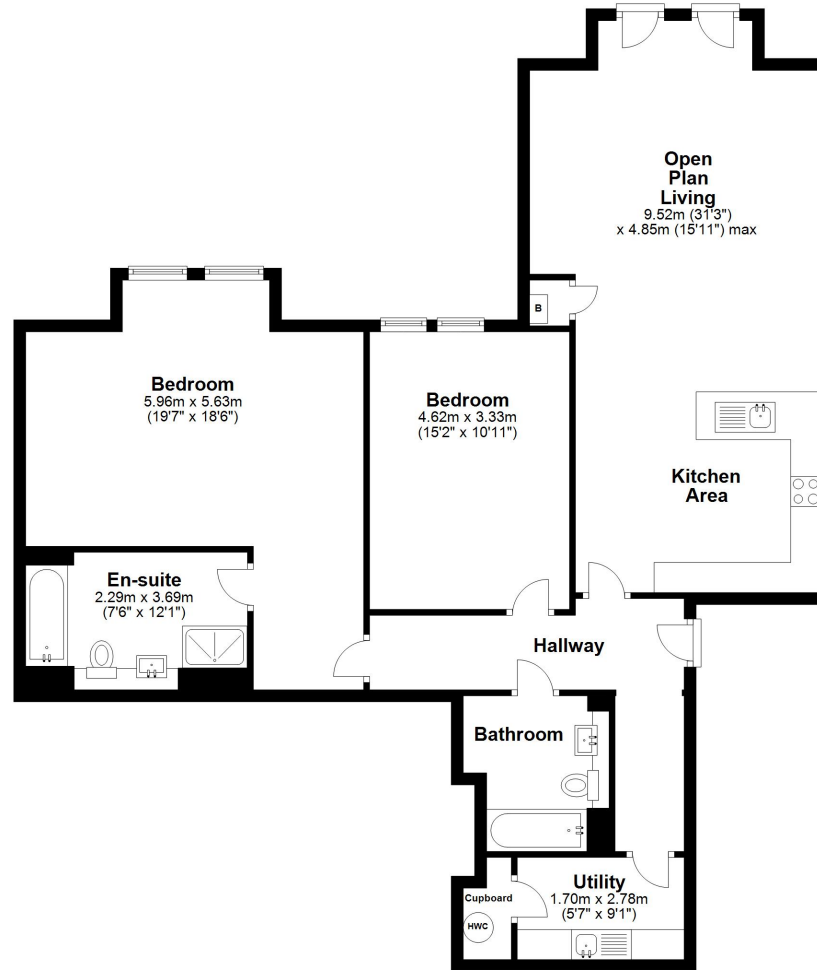


Virtually Staged



Ground Floor

Approx. 115.9 sq. metres (1247.7 sq. feet)



Total area: approx. 115.9 sq. metres (1247.7 sq. feet)

Plan produced using PlanUp.

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

