



**Apartment 1, Fairways, 45 Westcliffe Road
Birkdale Southport PR8 2JS**

£435,000

Subject to Contract

- Individual, Prestigious Ground Floor Apartment
- Lounge, Fitted Dining Kitchen
- Ensuite and Principal Bathrooms
- Desirable 'Shoreside' Location
- Nearby Trains and Bus Services.
- Benefit of Private Entrance
- Three Bedrooms, Two Leading to Gardens
- Car Parking and Secure Underground Car Parking
- Convenient for Sand Dunes and Birkdale Village.
- Must be Viewed to Fully Appreciate

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Southport's Estate Agent

Ground Floor

Illuminated pathway leading to private entrance.

Entrance Hall

Upvc double glazed outer door. Burglar alarm controls, recess spot lighting, underfloor heating and thermostat, double door to deep cloaks/ storage cupboard.

Lounge

21'8" x 15'4" 6.60m x 4.67m

Upvc double glazed windows to front of property, recess spotlighting and recess for TV. Underfloor heating and thermostat.

Breakfast Kitchen

16'2" x 9'2" 4.93m x 2.79m

Tiled floor with underfloor heating, thermostat. 'Corian' working surfaces incorporating breakfast island, 1 1/2 bowl stainless steel sink unit and mixer tap, a range of base units and wall cupboards. A range of 'Neff' appliances include; dishwasher, microwave, electric fan oven, larder fridge and freezer below and four ring ceramic hob with double cooker hood over and drawers below. Recess spot lighting and concealed lighting.

Bedroom 1

17'4" x 11'9" to front of wardrobes extending to 16'3", 5.28m x 3.58m to front of wardrobes extending to 4.95m

Built in wardrobes to one wall incorporating hanging space and shelving, centre TV recess and drawers. Upvc double glazed sliding door to patio. Underfloor heating and thermostat. Overlooking the rear patio and garden.

En Suite Shower Room

6'2" x 8'0", 1.88m x 2.44m

Tiled walls, tiled floor with underfloor heating. 'Duravit' suite including Wc, vanity wash hand basin with cupboards below and double walk in shower enclosure with rainfall shower head.

Bedroom 2

17'10" x 10'0", 5.44m x 3.05m

Upvc double glazed window overlooking rear garden. Underfloor heating with thermostat

Garden Room/ Bedroom 3

12'8" x 9'6", 3.86m x 2.90m

Underfloor heating and thermostat. Upvc double glazed double french door to the patio and garden.

Bathroom

Panelled bath with thermostatic mixer tap, shower and shower screen. Vanity wash hand basin with cupboards below and low level Wc. Feature wall tiling and tiled floor. Upvc double glazed window.

Maintenance

A residents run management company supervises the running of the development and we understand the current service charge is £332.00 per quarter.

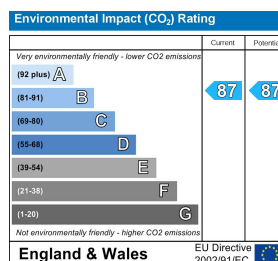
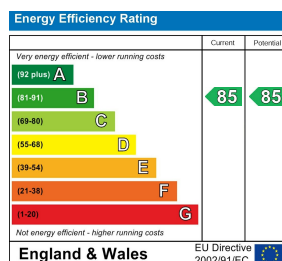
Tenure

We understand the property to be leasehold for the remained of 250 years from 1st January 2013 with a ground rent of £100 payable once a year.

Outside

The gardens to this development are a particular feature with gardens to both front and rear with lawns and well stocked herbaceous borders. Private, designated car parking space at the front and a second private designated space in the secure underground garage, accessed via remote controlled door.





Chris Tinsley Estate Agents confirm that 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 or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.