



**40 Homechase House, Chase Close,
Birkdale, Southport, PR8 2DG
£99,950 Subject to Contract**

Homechase House is a purpose-built development of 1 & 2 bedroom retirement apartments, built by national house-builders, McCarthy and Stone. The development is situated at the head of a residential cul de sac in mature grounds and just a short distance away from the many facilities of Birkdale Village, which include a number of speciality shops, restaurants, coffee bars, bus services and the railway station on the Southport to Liverpool commuter line. The accommodation of the flat very briefly includes a communal entrance with entry phone system, stairs and passenger lift to all floors, private entrance hall, lounge with aspect to the well tended communal gardens, kitchen, two bedrooms with fitted wardrobes, and a shower room. UPVC double glazing is installed together with electric heating. The facilities at Homechase House include car parking on a first-come, first served basis, a residents' lounge, a laundry room, guest room and a House Manager. Buyers should be 60 years of age and above.

12A Anchor Street, Southport, Merseyside PR9 0UT
01704 512121 F 01704 512122
sales@christinsley.co.uk www.christinsley.co.uk

Southport's Estate Agent

Communal Entrance

Communal entrance with entry phone system, House Manager's office, residents' lounge, and lift and stairs serving all floors.

Private Entrance Hall

Welcoming private entrance hall with emergency call unit, entry phone system and three useful storage cupboards.

Lounge/Dining Room - 4.34m x 3.43m (14'3" x 11'3")

A bright and comfortable reception room enjoying pleasant views over the attractive communal gardens, featuring an attractive fireplace with electric coal-effect fire, electric radiator and folding doors opening into the kitchen.

Kitchen - 2.06m x 2.24m (6'9" x 7'4")

Fitted with a range of base and wall units incorporating a single drainer stainless steel sink unit, working surfaces, four-ring ceramic hob with cooker hood above and electric oven below, space for a fridge and recessed spotlighting.

Bedroom 1 - 3.4m x 2.74m (11'2" excluding door recess x 9'0")

A double bedroom with a built-in wardrobe, electric radiator, Upvc double glazed window and emergency pull cord.

Bedroom 2 - 3.76m x 2.44m (12'4" excluding door recess x 8'0")

Overlooking the communal gardens, complete with a built-in wardrobe, television point and emergency pull cord.

Bathroom - 1.73m x 2.06m (5'8" x 6'9")

Appointed with a white suite comprising a vanity wash hand basin with storage below, low-level WC and corner shower enclosure fitted with a 'Triton' electric shower. Complemented by tiled walls and floor, chrome heated towel rail/electric radiator and emergency pull cord.

Outside

Homechase House stands within attractive, well-maintained communal gardens and benefits from residents' parking, available on a first come, first served basis.

Facilities

The development provides excellent communal facilities including a House Manager, residents' lounge, guest laundry room and guest suite.

Age Restriction

Residents must be 60 years of age or over.

Service Charge

We are advised that the service charge for the six-month period ending 31st August 2026 was approximately £2,436.17, and that the service charge for the six-month period from 1st September 2026 to 28th February 2027 is expected to be approximately £2,511.65.

Transfer Fee

A transfer fee is payable upon the sale of the property, comprising 1% of the sale price payable to Estates & Management Ltd together with 1% of the sale price payable to the development's sinking fund.

Council Tax

We understand from information provided by the local authority that the property is in Council Tax Band C

Tenure

Leasehold for 125 years from 1 March 1987.



Ground Floor

Approx. 57.1 sq. metres (614.4 sq. feet)



Total area: approx. 57.1 sq. metres (614.4 sq. feet)



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.