



KAREN PARKS
SALES & LETTINGS



Floor Plan
@ 1:100



First Floor Plan
Scale A3 @ 1:100



Roof Plan
Scale A3 @ 1:100



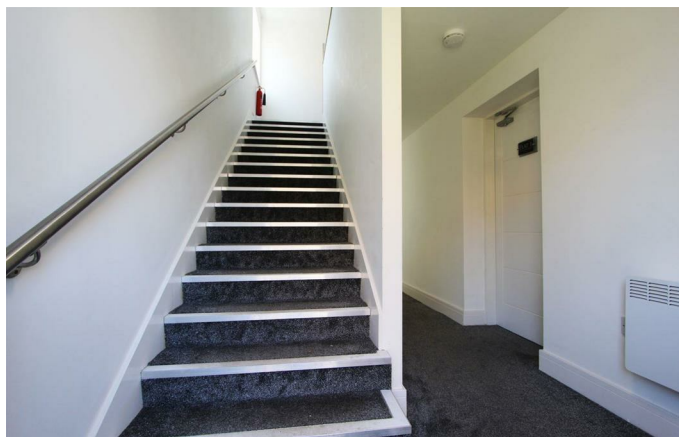
249 Liverpool Road, Birkdale, PR8 4PJ

£600,000

Karen Parks Sales and Lettings are delighted to offer the rare opportunity to purchase this newly built block of FOUR APARTMENTS situated in a popular location in Birkdale. The block comprises of two one bedroom apartments and two, two bedroom apartments and offers onsite communal parking and each apartment has a private garden area for tenants to enjoy and sit out. The four apartments are all currently rented so offers an EXCELLENT INVESTMENT OPPORTUNITY for a landlord. The apartments benefit from having a warranty until 2031 and with being a newly constructed building there is currently very low ongoing maintenance needed. The one bedroom apartment comprises of: open plan kitchen-living area, one bedroom and a family bathroom. The two bedroom apartment comprises of: open plan kitchen-living area, two good sized bedrooms and a family bathroom.

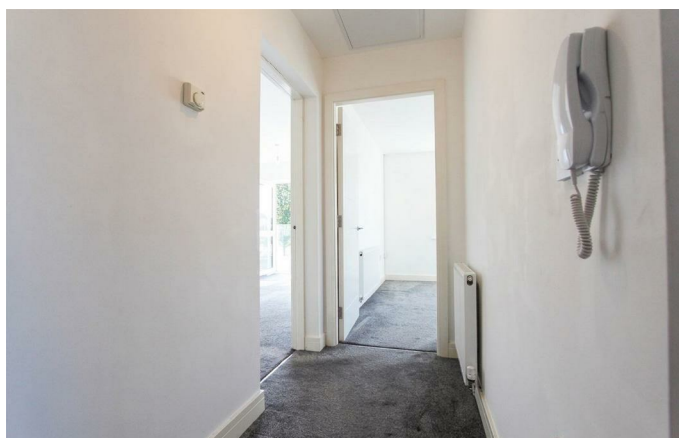
ACCOMMODATION

Communal Hallway



One Bedroom Apartment

Hallway



Kitchen-Living Area 10'9" x 22'2" (3.28 x 6.77)



Bedroom 1 10'4" x 12'0" (3.17 x 3.68)



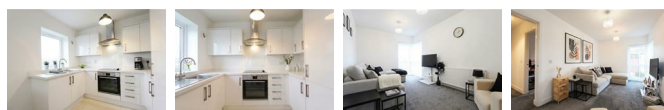
Bathroom 6'3" x 7'1" (1.91 x 2.18)



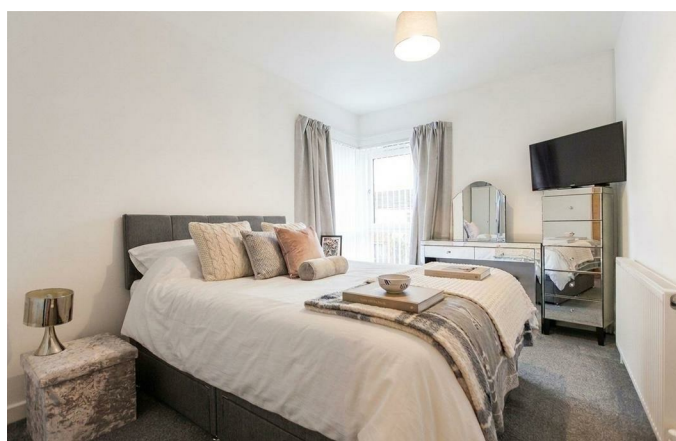
Two Bedroom Apartment

Hallway

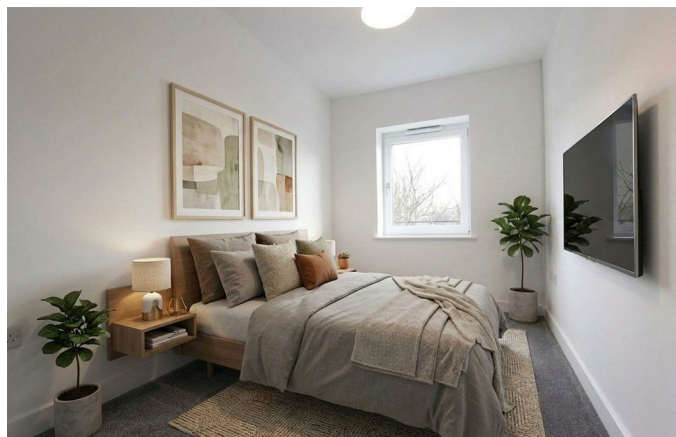
Kitchen-Living Area 22'2" x 9'2" (6.76 x 2.80)



Bedroom 1 14'2" x 8'10" (4.32 x 2.71)



Bedroom 2 11'10" x 7'7" (3.62 x 2.33)



Bathroom 6'2" x 7'2" (1.88 x 2.20)



Outside

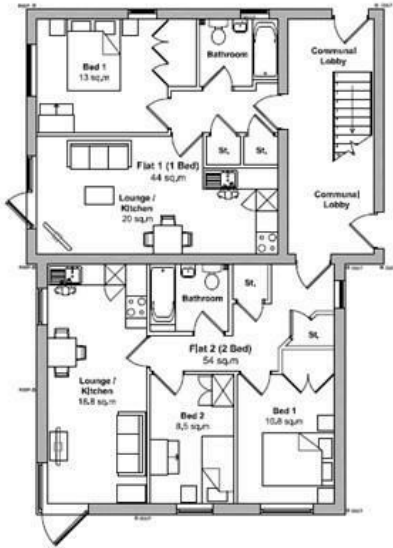
Communal Parking and Gardens



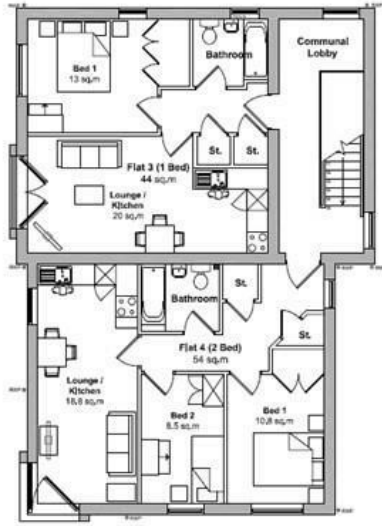
Important Information

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and converted to metric, do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title, we cannot guarantee boundaries or rights of way, you must take the advice of your legal representative. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information.

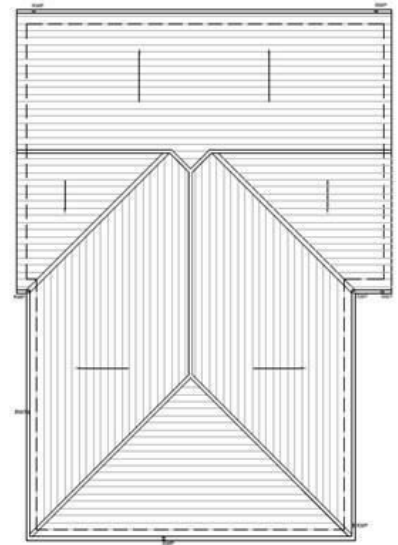
Floor Plan



Ground Floor Plan
Scale A3 @ 1:100

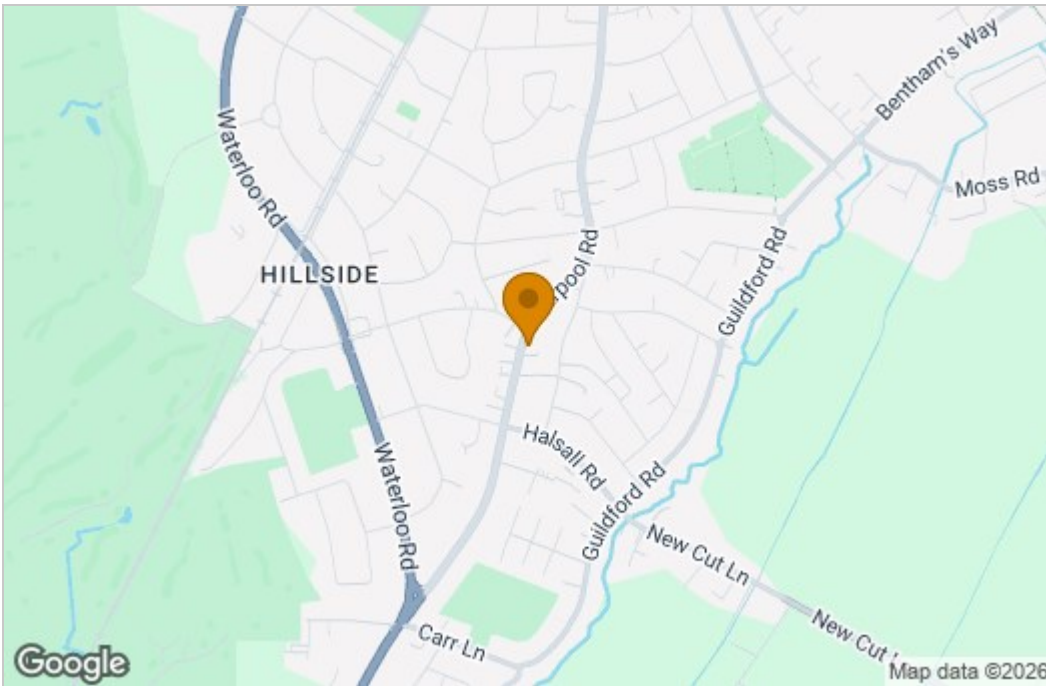


First Floor Plan
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Roof Plan
Scale A3 @ 1:100

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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 & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.