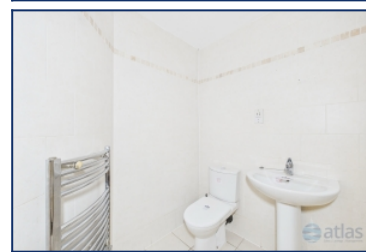


## Birkdale Court, Huyton, L36



**For Sale - £104,000**

### Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: B
- No Onward Chain for a Smooth and Hassle-Free Purchase
- Stylish Shaker-Style Kitchen with Integrated Appliances
- French Doors from the Living Area Opening Onto a Private Balcony
- Two Bright and Spacious Bedrooms Filled with Natural Light
- Excellent Investment Opportunity with Strong Rental Potential
- Secure, Gated Communal Car Park
- Prime Location in the Heart of Huyton, Close to a Wide Range of Local Amenities
- Ample Potential for Personalisation and Modern Upgrades
- Immaculately Maintained Communal Areas Throughout the Development
- Superb Transport Links for Easy Commuting and Travel

### Further Details

- Tenure: Leasehold
- Floor: 1 (no lift)
- No. of Floors: 1
- Floor Space: 56 square metres / 603 square feet
- Council Tax Band: B
- Local Authority: Knowsley Metropolitan Borough Council
- Service Charge: £3,340 per annum
- Ground Rent: £474 per annum
- Security: Burglar Alarm
- Parking: Visitors, Off Street, Gated
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating
- Appliances/White Goods: Electric Oven, Gas Hob, Fridge/Freezer

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/01/2005 (approx)
- Original Lease Term: 125 year(s)
- Lease Expiry Date: 31/12/2129 (approx)
- Lease Term Remaining: 103 year(s) (approx)
- Service Charge: £3,340 per annum
- Ground Rent: £474 per annum
- Leasehold Information: Awaiting leasehold details from asset management company.

### Description

Brought to the market by Atlas Estate Agents, this well-presented first-floor apartment is located in the popular Birkdale Court development in the heart of Huyton, L36. Offered with no onward chain for a smooth and hassle-free purchase, this property presents an ideal opportunity for first-time buyers,

downsizers, or investors alike.

The accommodation is arranged over one level and comprises a stylish shaker-style kitchen with integrated appliances, a spacious reception room with French doors opening onto a private balcony, and two bright and generously proportioned bedrooms filled with natural light. A modern bathroom completes the layout, while the apartment also offers excellent scope for personalisation and contemporary upgrades.

Residents benefit from immaculately maintained communal areas and a secure, gated car park, offering both convenience and peace of mind. With its central location, the property enjoys easy access to a wide range of local amenities and superb transport links, making commuting and travel a breeze.

With strong rental potential and a sought-after setting, this apartment is a superb investment in a vibrant, well-connected neighbourhood.

Additional Images



Kitchen/Living Area



Communal Stairwell And Entrance



Entrance Hallway



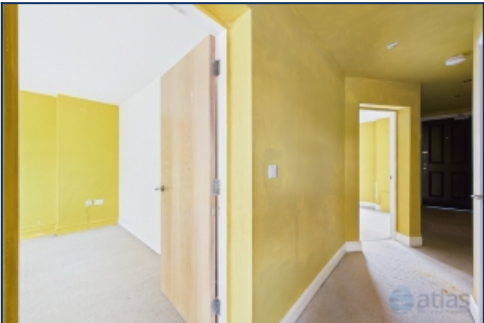
Kitchen/Living Area



Communal Stairwell



Entrance



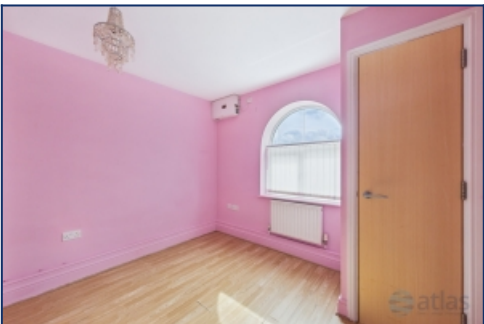
Hallway



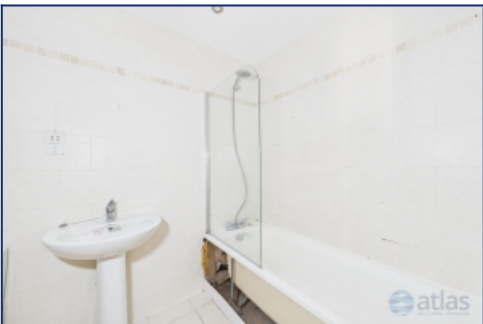
Bedroom 1



Bedroom 2



Bedroom 2



Bathroom



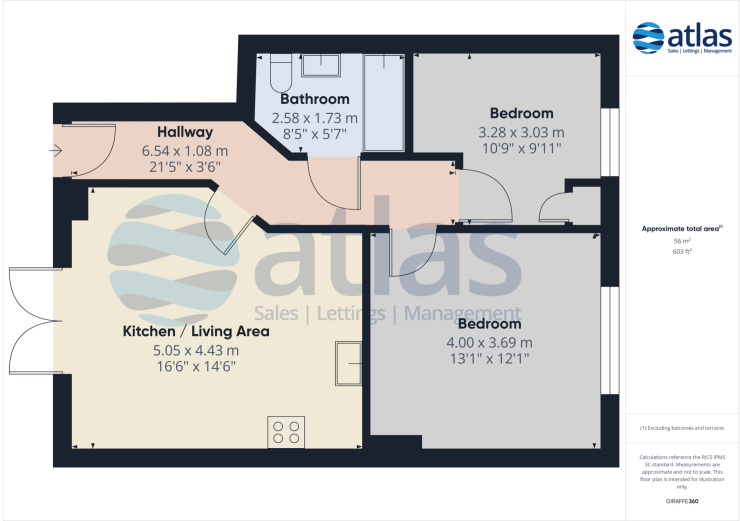
Front Elevation





Gated Communal Car Park

Floor Plans



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All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers/tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.