



**Flat 6, Brantwood Court, Park Avenue, Hesketh Park, Southport,
PR9 9LT.**

£130,000

Subject to Contract

Located within close proximity to Hesketh Park and the Southport Town Centre this two bedroom flat conversion offers deceptive living accommodation throughout. Situated to the first floor of a former Victorian House, the well presented property benefits from a system of gas fired central heating and Upvc double glazing. The accommodation briefly includes; Entrance Hall, lounge/diner opening to kitchen, ideal for entertaining. Two bedrooms, one with en-suite shower room and separate bathroom/Wc. Allocated and visitor car parking is available and communal gardens are well established. The property is also convenient for local amenities, together with nearby bus links to Churchtown, Lord Street and Central Southport.

Communal Entrance Hall

Communal entrance with, audio entry access, characterful communal entrance hall with stairs to first floor.

First Floor

Private Entrance Hall

Entrance hall with audio entry handset, open plan to inner hall access with hanging space and shelving. Further useful built in cupboard to one wall.

Lounge/Diner - 4.85m x 4.93m (15'11" x 16'2")

Upvc double-glazed windows to the front and side of the property, woodgrain laminate flooring. Open plan to...

Kitchen - 2.01m x 3.15m (6'7" x 10'4")

Upvc double-glazed window. A range of shaker-style base units with cupboards and drawers, wall cupboards, and working surfaces. 1 1/2 bowl sink unit with mixer tap and drainer. Appliances include electric oven, four ring ceramic style hob with funnel extractor above. Plumbing for washing machine, part wall tiling, tiled flooring.

Bathroom - 3.68m x 1.6m (12'1" x 5'3")

Three piece modern white suite including low level Wc, pedestal wash hand basin, twin grip panelled bath with mid-way wall tiling, recessed spotlighting.

Bedroom 1 - 3.18m x 2.64m (10'5" x 8'8")

Upvc double-glazed sash style window overlooking the communal gardens and built in storage cupboard. Folding space saving door leading to...

En Suite Shower Room - 0.79m x 3.1m (2'7" x 10'2")

Three-piece white suite including low-level Wc, vanity wash hand basin, step-in shower enclosure with 'Triton' electric shower, part wall tiling and extractor.

Bedroom 2 - 4.19m x 2.54m (13'9" x 8'4") to chimney breast

Two sash-style Upvc double-glazed windows to the front and the side of the property.

Outside

Communal gardens adjoin the development with established plants, shrubs and trees, which is well screened from the road with designated car parking and three further visitor car parking spaces.

Maintenance

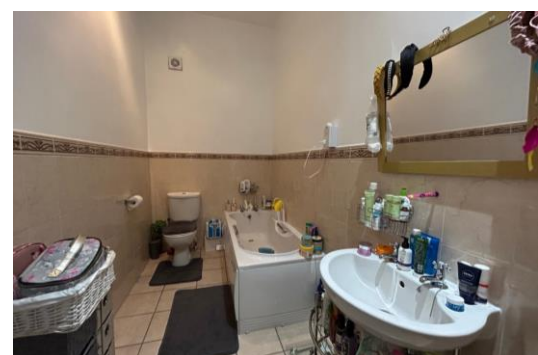
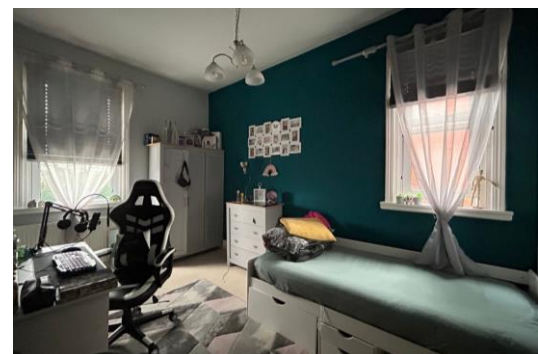
We understand that 'First Choice' supervises the day to day running at the development and the current service charge is payable of £198 per calendar month, to inc. building insurance. We understand sub letting is permitted.

Tenure

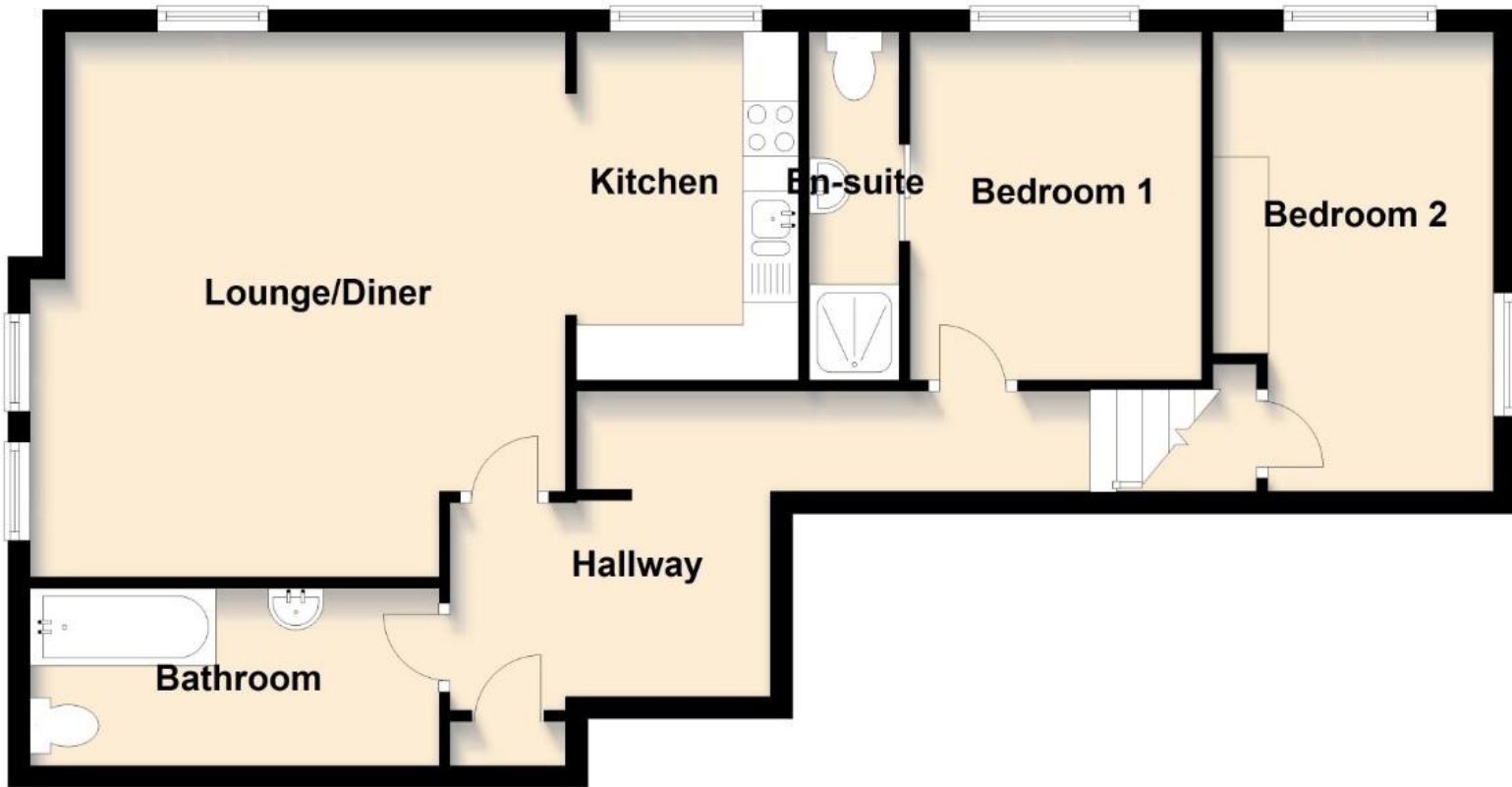
The tenure of the property is Leasehold for the remainder of a term of 999 years from 1st June 2004.

Council Tax

Sefton MBC, Council Tax Band D.



First Floor



Floor plans are for illustration only and not to scale
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		



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.