

**12 The Residences, European House, 28-  
30 Hall Street, Southport, PR9 0SE  
£87,000 Subject to Contract**

This can be a buy-to-let property (or owner occupied), the apartment is currently being let for £650.00 per month which offers a yield of 9%.

A fully managed service is also available by the experienced property professionals at European House. The average rental yields at European House are well above the average return on residential investment property in the UK.

Alternatively, the apartment would be ideal for the First Time purchaser and it affords modern, open-plan living, conveniently situated for the Southport Town Centre. This modern one-bedroom apartment also benefits from communal use of the large rooftop garden, a resident's gym and allocated car parking. The development is also convenient with train links close by on both the Manchester Piccadilly and Liverpool Central lines.

## Communal Entrance

Entry phone and key-coded entry system. Communal entrance hall with stairs and lift to first floor, residents sky terrace and gymnasium.

## Private Entrance

**Lounge/Kitchen** - 4.88m x 5.03m excl. recess (16'0" x 16'6" excl. recess)

Single drainer sink unit, base units with cupboards and drawers, wall cupboards and working surfaces, four-ring electric hob and cooker hood above and electric oven below. Integral fridge and washing machine. Recess spotlighting. Dining area.

**Bedroom Area** - 2.54m x 1.91m (8'4" x 6'3")

**Shower Room** - 2.16m x 1.45m (7'1" x 4'9")

Shower enclosure with thermostatic shower, vanity wash hand basin with drawers below, low level WC, tiled walls, spotlighting, extractor.

## Communal Gym

Communal gym with the latest equipment including weights, treadmills and spin bikes.

## Sky Garden

Stairs to leads to the 'Sky Garden', a communal rooftop terrace for the use of all residents with sun loungers and picnic table.

## Outside

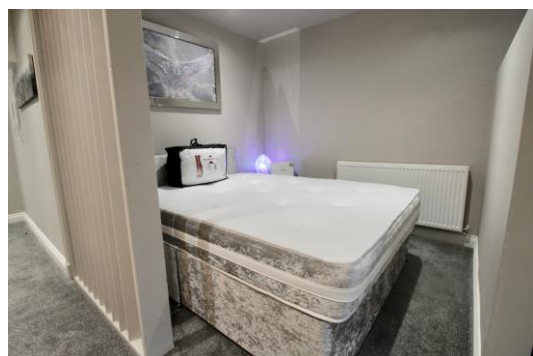
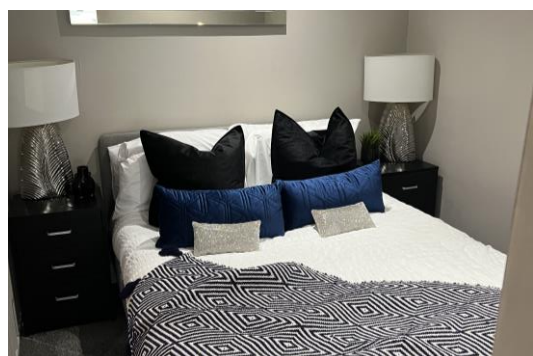
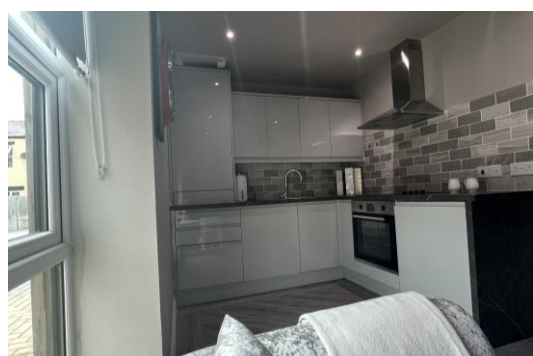
Bike store. Allocated car parking space.

## Council Tax

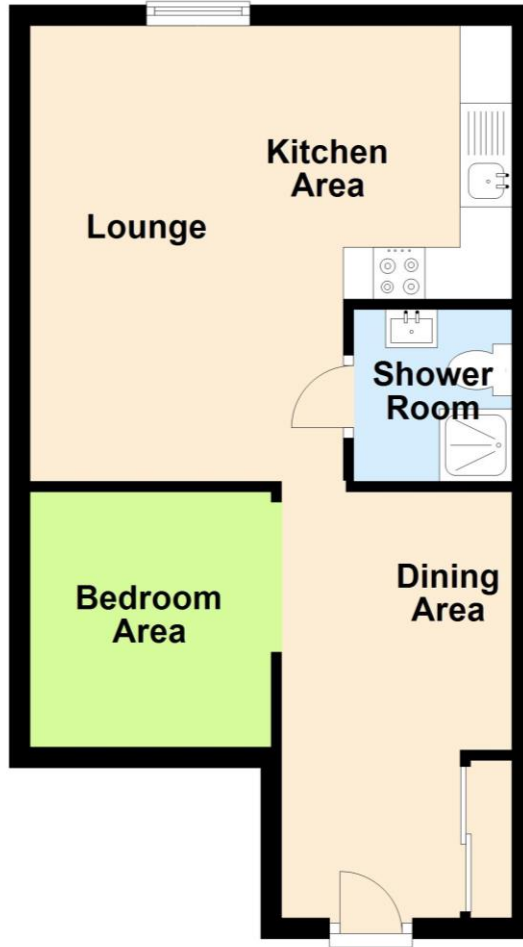
Sefton MBC Band A.

## Tenure

We understand the property to be leasehold for the remainder of a term of 999 years. Service charge of £30 payable per month.



## Ground Floor



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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.