



**Flat 8, Knightsbridge Court, Park Crescent
Hesketh Park, Southport, PR9 9NW
£150,000 Subject to Contract**

An early viewing is recommended to appreciate the extent of the accommodation offered by this flat, situated on the second floor of a purpose built development of just 9 flats in total. The centrally heated and double glazed accommodation briefly includes; communal entrance with entry phone system and stairs to the second floor, private entrance hall with useful storage cupboards, lounge with a tiled balcony overlooking Hesketh Park, dining kitchen with built in appliances, two bedrooms both overlooking Hesketh Park and shower room and WC. Knightsbridge Court stands in communal gardens and a garage is located at the rear. The flat is situated in a popular and sought after location overlooking Hesketh Park with passing bus services providing access to the nearby facilities at Southport Town Centre and Churchtown Village.

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Southport's Estate Agent

Communal Entrance Hall

With entry phone system, stairs to the second floor.

Second Floor

Private Entrance Hall

With entry phone handset, wall light points. Deep airing cupboard, walk in deep cloaks cupboard with sliding door wardrobes providing extensive storage.

Lounge - 4.93m x 3.71m (16'2" x 12'2")

Upvc double glazed patio and side screen leading to tiled balcony which overlooks Hesketh Park, Upvc double glazed side window.

Dining Kitchen - 4.55m x 3.28m (14'11" x 10'9")

Upvc double glazed side window with single drainer one and half bowl sink unit below. A range of base units with cupboards and drawers, wall cupboards, corner display unit, working surfaces. Four ring gas hob with cooker hood above and electric oven below, plumbing for washing machine. Wall mounted 'Worcester' central heating boiler.

Bedroom 1 - 4.95m x 2.36m (16'3" x 7'9" to front of wardrobes extending to 9'10")

Upvc double glazed window overlooking Hesketh Park, built in wardrobes and overhead storage cupboards.

Bedroom 2 - 4.95m x 2.69m (16'3" x 8'10")

Upvc double glazed window overlooking Hesketh Park.

Shower Room - 2.74m x 2.24m (9'0" x 7'4")

Corner entry shower enclosure with electric shower, pedestal wash hand basin with low level WC. Fixture tall wall cabinet, part wall tiling, Upvc double glazed window.

Outside

Communal gardens and a garage located at the rear.

Council Tax

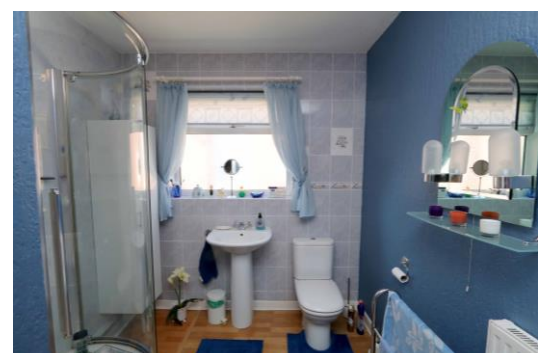
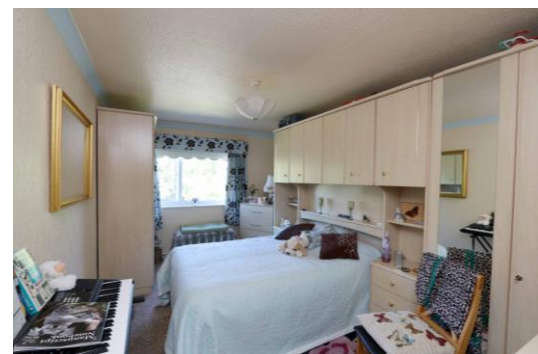
Sefton MBC band C

Tenure

Leasehold for 999 years from 4 May 1979 with an annual ground rent of £10.

Maintenance

The maintenance of the development is supervised by Mayfair Associates of Houghton Street Southport and the current service charge is £95 per month which includes window cleaning, gardening, cleaning of communal areas, insurance of the building, lighting of communal areas.



Second Floor



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



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