



Flat 2 30 Windsor Road, Southport, PR9 0SG

£115,000

Subject to Contract

NO CHAIN DELAY. This flat is situated on the ground floor of a purpose built development of just six bedroom flats. The block is situated just off Sussex Road and is convenient for the nearby facilities at the Southport Town Centre. The centrally heated and double glazed accommodation briefly includes; a communal entrance, private entrance hall with entry phone, lounge, kitchen with built in appliances, two bedrooms a bathroom and Wc. The development stands in communal gardens there is off road parking and a garage at the rear.

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Southport's Estate Agent

Communal Entrance

Entry phone system.

Private Entrance Hall

Entry phone hand set, double door cloaks cupboard.

Lounge - 4.8m x 3.56m (15'9" into square bay window x 11'8")

Upvc double glazed bay window. Fire place.

Kitchen - 2.54m x 3.56m (8'4" x 11'8")

Upvc double glazed window with single drainer stainless steel sink unit below. A range of base units with cupboards and drawers, wall cupboards and working surfaces. Four ring ceramic hob with cooker hood above and electric oven below. 'Vokera' central heating boiler.

Bedroom 1 - 3.76m x 3.58m (12'4" excluding door recess x 11'9")

Upvc double glazed window.

Bedroom 2 - 2.97m x 3.58m (9'9" excluding door recess x 11'9")

Upvc double glazed window.

Bathroom - 2.62m x 2.16m (8'7" x 7'1")

P shaped panelled bath with mixer tap electric shower, shower screen, pedestal wash hand basin, low level Wc. Upvc double glazed window.

Outside

A garage is located at the rear with an up and over door measuring 18' x 9' internally.

Council Tax

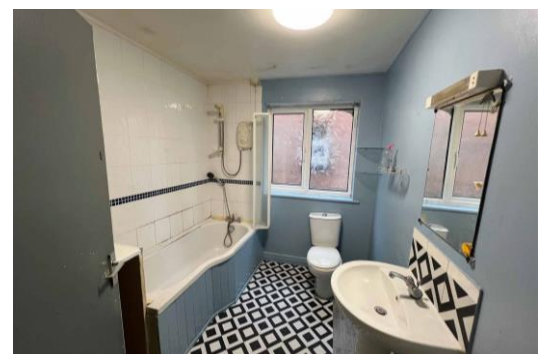
Sefton MBC band C.

Tenure

Leasehold for 999 years from 10 January 1989 with a ground rent of £30.

Service Charge

We understand that there are 6 flats in the building and the managing agents are Curlett Jones of Lord Street Southport and the current service charge is £60 per calendar month.



Ground Floor



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	



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