



**46 Brentwood Court, Hesketh Park, Southport, PR9 9JW
Offers In The Region Of £100,000
Subject to Contract**

An early viewing is recommended to appreciate the bright and airy accommodation offered by this flat which is situated on the second floor, in arguably one of the best positions in Brentwood Court. Installed with electric under floor heating, Upvc double glazing, the accommodation includes; communal entrance with stairs to the second floor, private entrance hall with useful deep walk in store cupboard, lounge, kitchen, bedroom and bathroom and Wc. Brentwood Court stands in established gardens and there are occasionally garages available to rent. The flat is conveniently situated for the nearby amenities of Hesketh Park which include a small range of shops including a Post Office at Queens Road and Hesketh Park. Nearby bus service along Park Crescent also provides access to Southport Town Centre.

12A Anchor Street, Southport, Merseyside PR9 0UT
01704 512121 F 01704 512122
sales@christinsley.co.uk www.christinsley.co.uk

Southport's Estate Agent

Communal Entrance

Entry phone system and stairs to the second floor.

Second Floor

Private Entrance Hall

Entry phone hand set, under floor heating thermostat, and useful walk in storage/airing cupboard with shelving and housing a hot water cylinder.

Lounge - 5.49m x 3.12m (18'0" x 10'3")

Upvc double glazed windows overlooking the side garden. Under floor heating thermostat.

Kitchen - 3.1m x 2.01m (10'2" x 6'7")

Upvc double glazed window, single drainer stainless steel sink unit, base units with cupboards and drawers, wall cupboards and working surfaces. 'Hoover' washer drier is included and space for cooker.

Bedroom - 3.2m x 2.87m (10'6" extending to 12'4" x 9'5")

Built in wardrobes with sliding doors, under floor heating thermostat, Upvc double glazed window.

Bathroom - 1.65m x 2.21m (5'5" x 7'3")

White suite including, panelled bath with shower screen and electric shower, pedestal wash hand basin, low level Wc tiled walls Upvc double glazed window.

Outside

Communal gardens resident and visitor car parking. Garage are occasionally available to rent.

Service Charge

We are advised that Anthony James of Hoghton Street Southport are the managing agents and the current service charge is £80 per month

Tenure

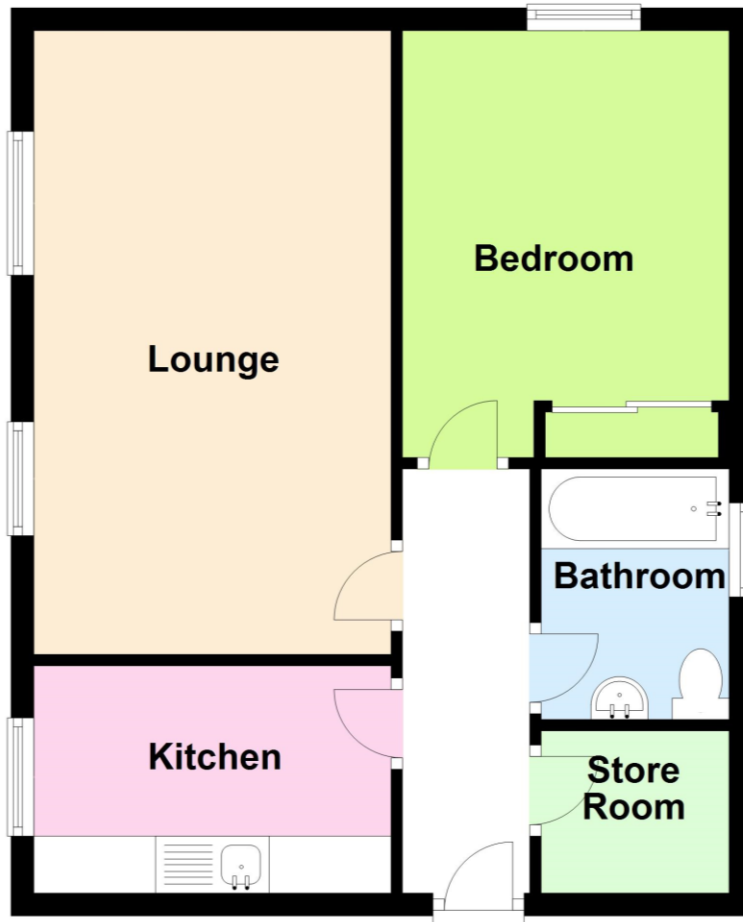
Leasehold for 125 years from 1 June 1986 subject to an annual ground rent of £10. However the vendor of this flat has applied to extend the lease to 999 years and we are advised that HM Land Registry expects to complete the registration by the 30 April 2025.

Council Tax

Sefton MBC band A



Second Floor



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



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.