



**Flat 1, 23 Lathom Road
Southport, PR9 0JP, £83,000
'Subject to Contract'**

This modernised and very much improved flat is situated to the first floor of a detached, Victorian property conversion which enjoys a prominent position near the Southport Promenade & Marine Lake. The accommodation very briefly includes; a communal entrance with the entry phone system, stairs to first floor, a private entrance hall, lounge/diner leading to a modern kitchen, one double bedroom and modern style bathroom/Wc. Parking is available on a first-come, first-served basis including communal gardens. Hesketh Park and the Southport Municipal Golf Course are also in the vicinity.

Communal Entrance Hall

Stairs leading to first floor and audio entry access.

First Floor

Private Entrance Hall

Entrance door with stairs leading up to main hall including woodgrain laminate style flooring, recessed spotlighting and door leading to...



Lounge/ Diner - 4.85m x 3.96m (15'11" into bay x 13'0")

Upvc double glazed bay window to front, woodgrain laminate style flooring and concealed overhead LED lighting and ceiling rose. Wall mounted Tv point, and door leads to....



Kitchen - 2.67m x 2.41m (8'9" x 7'11")

Upvc double glazed arched window to front of development, modern shaker style kitchen arranged with a number of built in base units including cupboards and drawers, wall cupboards and working surfaces. Single bowl sink unit with mixer tap and drainer. Wall mounted 'Baxi' combination style central heated boiler system. Integral appliances include electric oven with four ring induction hob and concealed extractor over, washing machine, fridge and freezer. Ceramic floor tiling, part wall tiling and close board panelled ceiling with recessed spotlighting.



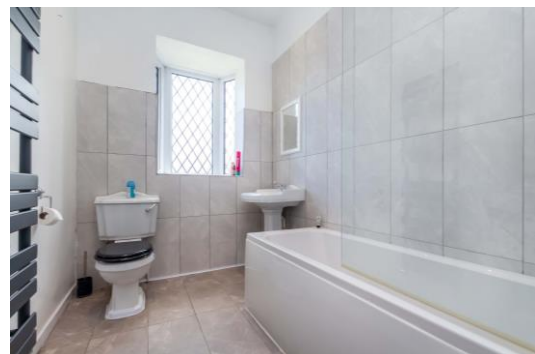
Bedroom 1 - 5.74m x 3.99m (18'10" x 13'1")

Upvc double glazed window, woodgrain laminate style flooring, recessed spotlighting and coving.



Bathroom/ Wc - 2.57m x 1.88m (8'5" x 6'2")

Three-piece modern white suite comprising of low-level Wc, pedestal wash hand basin and panelled bath with glazed shower screen, mixer tap and shower attachment. Opaque Upvc bow bay window, -part wall tiling and tiled flooring. Heated towel rail and recessed spotlighting.



Outside

We believe parking to be on a first come first serve basis with communal gardens to front.

Maintenance

We understand that the community relating to 23 Lathom Road have recently terminated the current management company acting and are looking to move forward with the Right to Manage the development themselves. We understand that this is in the process of being organised by one of the residents.

Tenure

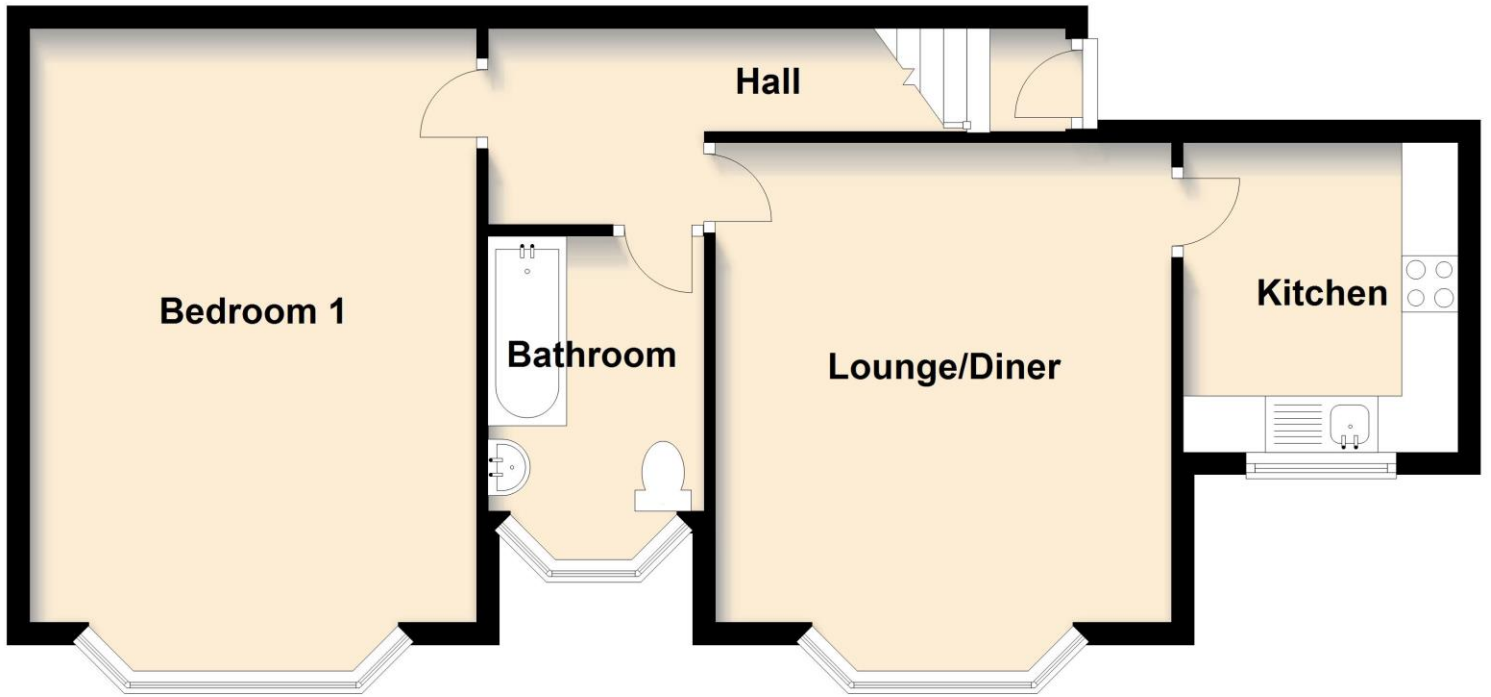
Leasehold 999 years from 25 December 1977

Council Tax

Sefton MBC band A



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			
(55-68) D		67	74
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



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