



**Flat 8 Worcester Lodge, 16 Scarisbrick
New Road, Southport, PR8 6PY
£119,000 Subject to Contract**

This flat is situated on the first floor of 'Worcester Lodge', a purpose built development of one and two bedroom flats. The flat is conveniently situated, with a passing bus service providing access to the Southport Town Centre which is a short distance away. The centrally heated and double glazed accommodation briefly includes; communal entrance with stairs to the first floor, private entrance hall, lounge with patio doors to a West facing balcony, kitchen, bedroom and bathroom. There are communal gardens, off road parking and a garage is located at the rear. **No Chain delay.**

Communal Entrance Hall

Communal entrance with entry phone system, courtesy door to the rear and stairs to the first floor.

First Floor

Private Entrance Hall

Two useful storage cupboards, stained and varnished wood flooring throughout.

Lounge - 5.87m x 3.35m (19'3" x 11'0")

Double glazed patio door and side screen leading to a balcony overlooking the rear garden and enjoying a Southerly aspect. Stripped and varnished wood floor.

Kitchen - 2.64m x 2.72m (8'8" x 8'11")

Installed with a range of base units with cupboards and drawers, wall cupboards and working surfaces. Part wall tiling. Four ring ceramic hob with electric oven below, plumbing for washing machine. Floor standing 'Ideal' gas central heating boiler.

Bedroom - 2.74m x 4.17m (9'0" x 13'8")

Bathroom - 2.69m x 1.57m (8'10" x 5'2")

Twin grip panelled bath, pedestal wash hand basin low level Wc part wall tiling.

Outside

Worcester Lodge stands in communal gardens to the front and rear, there is resident and visitor car parking together with a garage number 10, located at the rear.

Service Charge

We understand that Todd and Turner of Houghton Street are the managing agents of the development and the current service charge is £225 per quarter.

Council Tax

Sefton MBC band B.

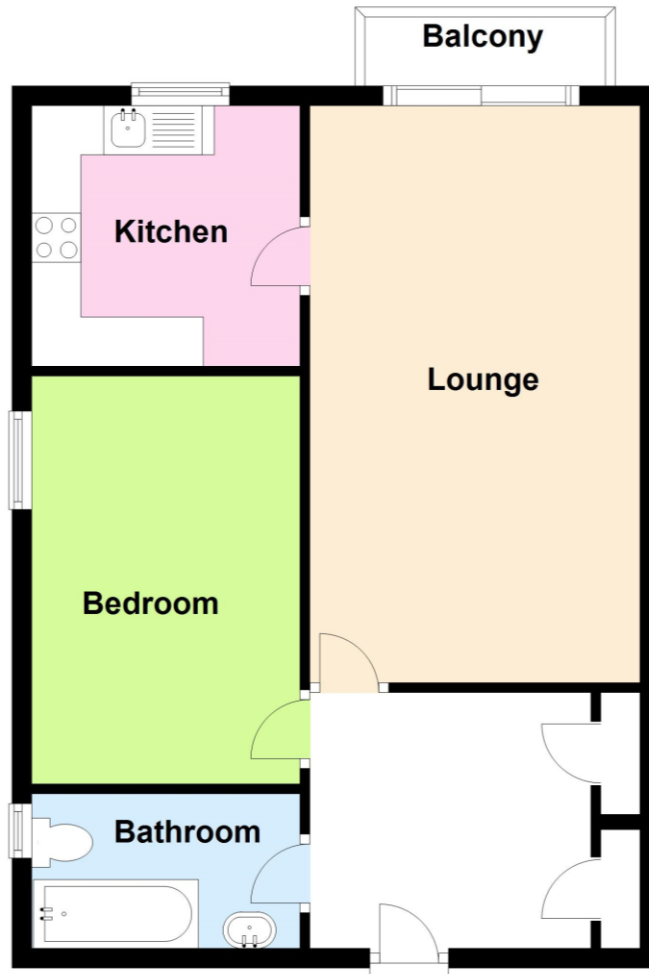
Tenure

Leasehold for 999 years from September 29 1981 with a ground rent of £25.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive

First Floor



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



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