



**Flat 2, Berkley Court, Park Avenue
Hesketh Park, PR9 9LS, £190,000
'Subject to Contract'**

Early internal inspection is strongly recommended of this deceptively spacious, ground floor, purpose-built apartment, with benefit of access to a rear facing private patio area leading to the communal gardens! The well-presented accommodation is located to the rear of the development and comprises; Private Entrance Hall with ample storage, Rear Lounge opening to Private patio & Communal Gardens, Dining Kitchen, two fitted double Bedrooms, the Master benefitting En Suite Shower Room/WC and a main Shower Room with WC. Gas central heating is installed together with Upvc double glazing. Berkley Court stands in most attractive communal gardens to front and rear, the front incorporating a driveway and leading to a garage forming part of a separate block to the rear. The development is located close to Hesketh Park with the many amenities of Lord Street, the Town Centre and Churchtown Village being readily accessible.

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Southport's Estate Agent

Communal Entrance Hall

Audio entry phone access, stairs and passenger lift to all floors.

Ground Floor

Private Entrance Hall

Built-in cupboard with hanging space and shelving. Audio visual entry phone system. Door to....

Lounge/Diner - 5.61m x 3.94m (18'5" x 12'11")

Upvc double glazed sliding patio door access leading to rear facing private patio and enclosed communal gardens. Coal effect electric fire complete with Marble interior and hearth with wooden surround. Wall light point. Dining area.

Kitchen/Diner - 5.36m x 2.62m (17'7" x 8'7")

Upvc double glazed window. Kitchen open plan to dining area and includes a number of built-in base units complete with cupboards and drawers, wall cupboards with under unit lighting and working surfaces. 1 1/2 bowl sink unit with mixer tap and drainer. Partial wall tiling. Appliances include; electric oven with four ring gas hob, plumbing is available for washing machine and space for tumble dryer. Space is also available for free standing fridge freezer. 'Worcester' combination style central heating boiler.

Master Bedroom - 4.32m x 2.79m (14'2" x 9'2" to rear of wardrobes)

Upvc double glazed window overlooks communal gardens to rear. Fitted wardrobes with hanging space and complimentary bedside cabinets with glazed corner display shelving over. Door to....

En Suite Shower Room/WC - 1.8m x 1.65m (5'11" x 5'5")

Three-piece suite comprising of low-level WC, pedestal wash hand basin with mixer tap and step-in shower enclosure with plumbed-in shower, wall grip and partial wall tiling. Separate wall grip to one wall and vanity wall mirror. Extractor.

Bedroom 2 - 4.34m x 2.67m (14'3" x 8'9" to rear of wardrobes)

Upvc double glazed window overlooking communal gardens. Double bedroom with fitted wardrobes.

Shower Room/WC - 2.62m x 2.44m (8'7" x 8'0")

Four-piece suite comprising; low level WC, bidet, pedestal wash hand basin with mixer tap and step-in shower enclosure with plumbed-in shower. Built-in wall cupboard, partial wall tiling, wall grip and extractor.

Outside

Communal gardens well tended to front and rear. Driveway access leads to a separate block of garages, with the private individual garage measuring 16'5" x 8'3" with access via up and over door and benefiting from electric, light and power supply. (We understand from the vendor that the electric tariff is incorporated in the communal service charge payable on a quarterly basis), Subject to formal verification.

Service Charge

We are informed that the Residents currently have a 'Right to Manage', and a company has been formed to supervise the day to day running of the development (Berkley Court Management Company Ltd) and the current service charge is payable in the region of £350.00 per quarter. This also covers a contribution towards the building's insurance premium; cleaning and lighting of the communal areas; gardening; service of the passenger lift; window cleaning and general maintenance. (Subject to formal verification)

Tenure

we have been verbally advised that the tenure of the property is Leasehold for the remainder of a term of 999 years from 29th September 1989. We understand that each apartment owner holds a 1/16th share in the management company, which also owns the Freehold to the development.

Council Tax

Sefton MBC Band D.



Ground 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.