



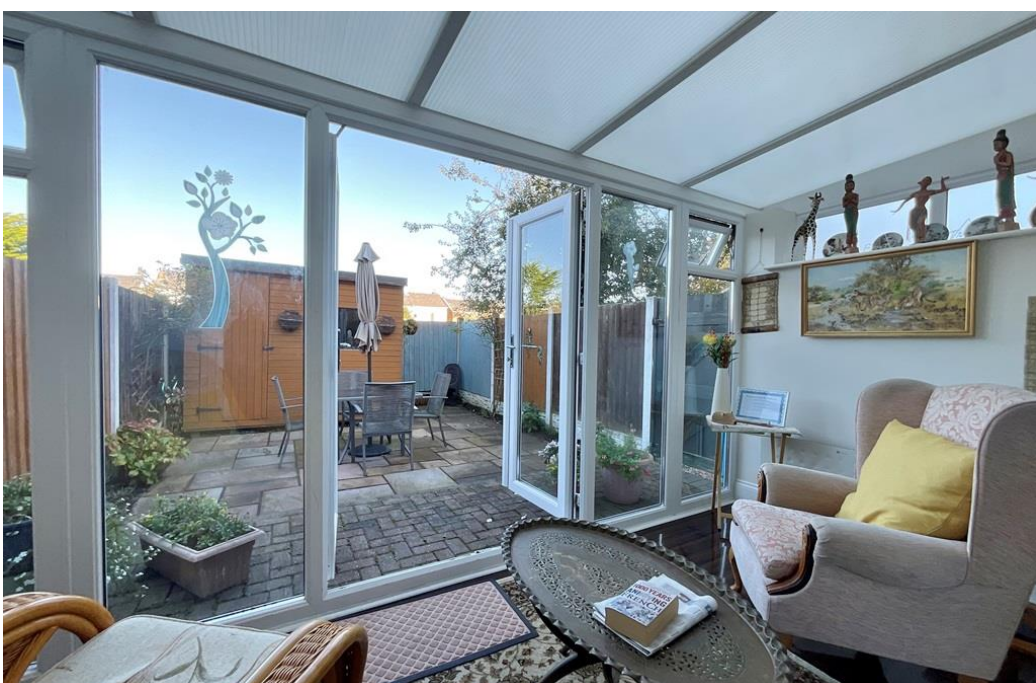
-  Purpose Built Apartment
-  Ground Floor Position
-  Two Double Bedrooms

-  Conservatory
-  Private Garden
-  Allocated Parking

Price: £175,000 Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008





This beautifully presented, ground floor apartment in a select development of only six units, must be viewed to be fully appreciated.

Installed with gas central heating and upvc double glazed throughout, the well planned accommodation is accessed via a private entrance to side and briefly comprises: Hall, Living Room open to Kitchen, Conservatory with doors to private Rear Garden, two Bedrooms and a Shower Room.

There is also an allocated parking space on the residents car park to front. The 2014 constructed development occupies a particularly convenient location for access to Lord Street and the many facilities of Southport Town Centre.



Ground Floor:

Hall

Living Room Open To Kitchen - 5.74m x 4.44m (18'10" x 14'7")

Conservatory - 4.42m x 1.7m (14'6" x 5'7")

Bedroom 1 - 3.45m x 3.2m (11'4" x 10'6")

Bedroom 2 - 3.07m x 2.77m (10'1" x 9'1")

Shower Room - 2.16m x 1.91m (7'1" x 6'3")

Outside: The private rear garden is accessed from the Conservatory and is patio paved for ease of maintenance. A further communal garden is located beyond. There is also an allocated parking space in the residents car park.

Council Tax: Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band C

Tenure: LEASEHOLD with a 250 year residue from 1st January 2014. Each apartment owner holds a share of the company that owns the freehold and as such, no ground rent is payable.

Service Charge: The current service charge (accurate as of October 2023) amounts to £50 per month (£600p/a) as a contribution toward the buildings insurance, window cleaning and upkeep of the communal areas.

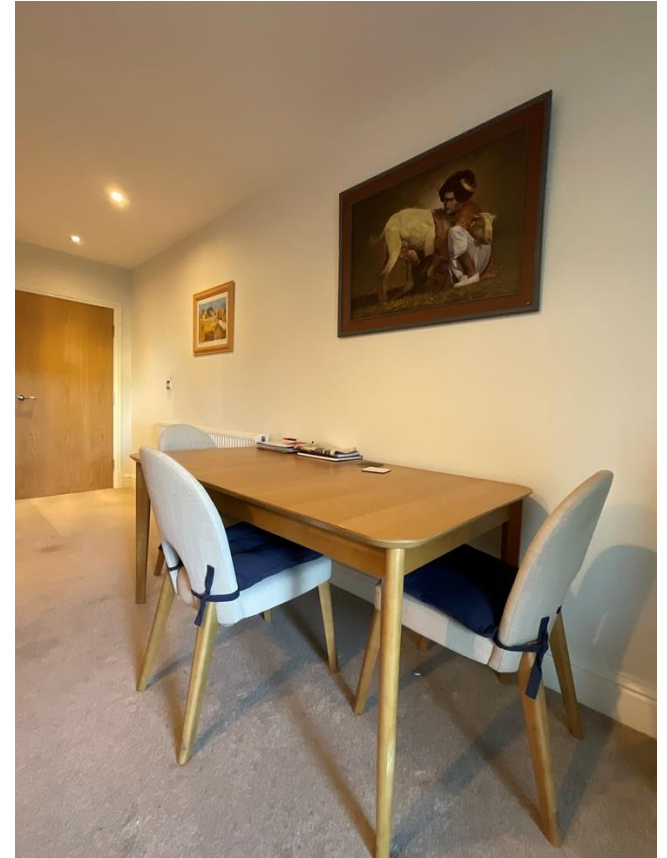
NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

© 2023 All Rights Reserved

Ground Floor
Approx. 70.1 sq. metres (754.4 sq. feet)



Total area: approx. 70.1 sq. metres (754.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Karen Potter Estate Agents confirm 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 as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



5 Hill Street, Southport
PR9 0NW

01704 500 008
www.karenpotter.co.uk