



☆ NO CHAIN ☆

-  Purpose Built Flat
-  Located to the Ground Floor
-  Two Bedrooms
-  Open Plan Kitchen to Living Room
-  Garage and Parking
-  Communal Gardens

Price: £112,000 Subject to Contract

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





Offered for sale with no onward chain, this two bedroom flat, occupying a ground floor position in a purpose built development of only four units is well placed for local shops.

The gas centrally heated and double glazed accommodation would benefit from some general updating and briefly comprises: Hall, Living Room Open to Kitchen, two Bedrooms and Shower Room. A private patio is accessed from the Kitchen/Living Room with a further communal garden beyond the Garage Block. Resident parking is available to front and rear, with one of the Garages also belonging to the flat.

The development stands on Duke Street between the junctions of Railway Street and Part Street, with easy access to Lord Street and the many amenities of the town centre. The Promenade, Victoria Park and the foreshore are all also readily accessible.

GROUND FLOOR:

COMMUNAL ENTRANCE HALL

HALL

LIVING ROOM OPEN TO KITCHEN 14' 10" x 14' 2"
(4.52m x 4.32m)

BEDROOM 1 13' 7" x 11' 7" (4.14m x 3.53m)

BEDROOM 2 9' 6" x 8' 8" (2.9m x 2.64m)

SHOWER ROOM 11' 7" x 6' 2" (3.53m x 1.88m)

Service Charge: The development is self-managed with a £25 per month service charge as a contribution toward buildings insurance and general upkeep of the development.

Tenure: Leasehold for the residue of a term of 999 years from 1st November 1981, subject to £25 per annum ground rent.

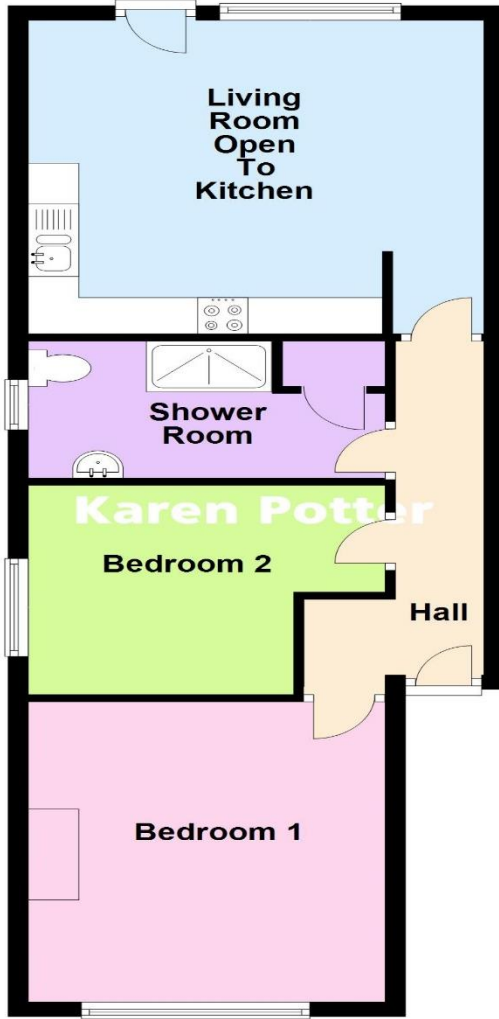
Council Tax Banding: Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band B.

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

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Ground Floor

Approx. 56.7 sq. metres (609.9 sq. feet)



Total area: approx. 56.7 sq. metres (609.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	71	74
(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

01704 500 008

PR9 0NW

www.karenpotter.co.uk