

Argyle House

13 Argyle Road, Hesketh Park, Southport, PR9 9LD



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

-  Two Balconies
-  Two Reception Rooms
-  Garage

Price: £179,950 Subject to Contract

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





An early inspection is highly recommended of this very well presented apartment, occupying a third floor position of this purpose built development close to Hesketh Park.

The apartment, accessed by lift or staircase, offers attractively proportioned accommodation comprising Hall, Living Room, Dining Room with Balcony to the front, Fitted Kitchen, Inner Hallway with Utility Cupboard, Bedroom 1, with sea views, Bedroom 2 with balcony also with sea views, and recently refitted Shower Room. Upvc double glazing and electric heating is installed.

The development stands in well presented communal gardens and a Garage is located in a block to the rear. Residents also have access to the roof which provides spectacular views toward the coast.

Argyle Road is located off Albert Road, adjacent to Hesketh Park, and within convenient distance of the many amenities of Southport Town Centre. Churchtown Shopping Village is also readily accessible



GROUND FLOOR:

Communal Entrance

Communal Hall with lift or stairs to all floors

THIRD FLOOR:

Hall

WC

Living Room - 5.99m x 4.04m (19'8" x 13'3")

Dining Room - 2.77m x 2.29m (9'1" x 7'6")

Front Balcony

Kitchen - 3.78m x 2.36m (12'5" x 7'9")

Inner Hallway with built in utility cupboard housing tumble dryer

Bedroom 1 - 4.65m into wardrobes x 3.61m (15'3" x 11'10")

Bedroom 2 - 3.53m x 3.2m into wardrobes (11'7" x 10'6")

Rear Balcony

Shower Room - 2.59m x 1.75m (8'6" x 5'9")

Outside: The development stands in well maintained communal gardens with lawns, established borders and driveway leading to a garage block to the rear. A single **GARAGE** is allocated to the apartment. Residents also have access to the roof terrace offering spectacular views.

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

Tenure: Leasehold with a residue of 999 years from 25-3-2004 and an annual ground rent of one peppercorn

Service Charge: We are advised the current service charge (as of August 2023) amounts to £450 per quarter (£1,800 per annum) to include building insurance premium; communal electricity; gardening; cleaning of communal areas; window cleaning; managing agent's fees; communal repairs.

NB: 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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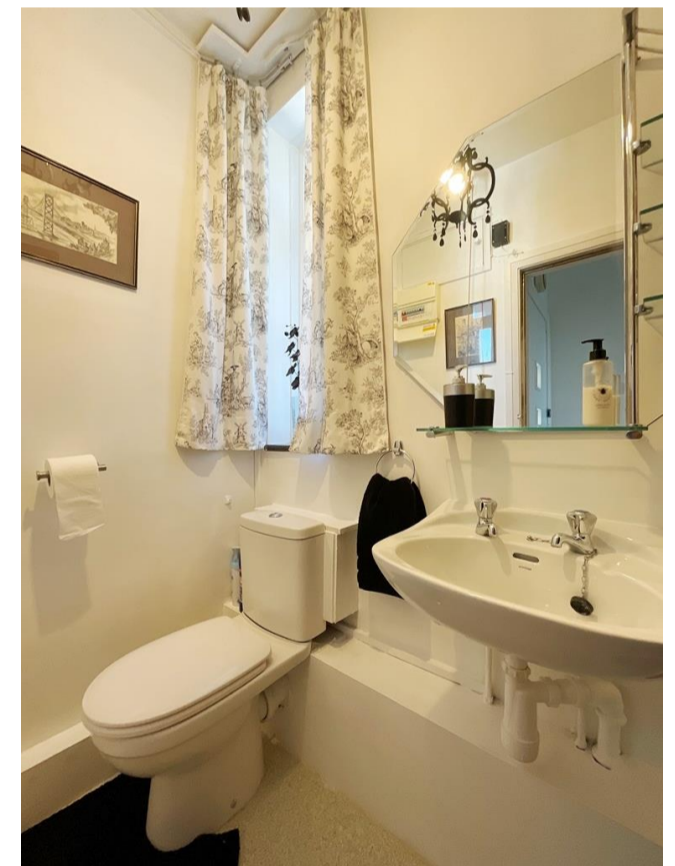
Third Floor

Approx. 87.1 sq. metres (937.7 sq. feet)



Total area: approx. 87.1 sq. metres (937.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	69	76
(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.



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