



-  Ground Floor Position
-  Purpose Built Development
-  Two Bedrooms

-  Communal Gardens
-  Inspection Recommended
-  No Chain

Price: £199,950 Subject to Contract

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





An early inspection is recommended of this well presented, purpose built, ground floor apartment, positioned at the front of the building, constructed in 2001 by Fairclough Homes and offered for sale with no onward chain. The well planned accommodation briefly comprises

Communal Entrance Hall with courtesy door leading to the rear gardens, Private Entrance Hall, Living Room, Fitted Kitchen, two Bedrooms (Bedroom 1 with fitted furniture and En-Suite Shower Room) and a modern Bathroom. The property benefits from gas fired central heating, upvc double glazing, video door entry system, landscaped gardens to the rear and remotely operated, security gates leading to rear car park for residents.

Regal Court stands within easy walking distance of the many shops and amenities of Ainsdale village, along with the railway station on the Southport to Liverpool line.



Ground Floor:

Communal Entrance Hall

Private Hall

With intercom system

Kitchen - 4.07m x 2.38m (13'4" x 7'9")

Living Room - 5.82m x 4.07m (19'1" x 13'4")

Bedroom 1 - 5.23m x 3.32m (17'1" x 10'10")

En-suite - 1.93m x 1.8m (6'3" x 5'10")

Bedroom 2 - 3.95m x 2.77m (12'11" x 9'1")

Shower Room - 2.16m x 1.8m (7'1" x 5'10")

Outside

There are landscaped, communal gardens to the rear and remotely operated, security gates leading to rear car park for residents.

Council Tax

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

Tenure

Leasehold for the residue of a term of 999 years from 1st October 2000.

Service Charge

The current, annual service charge as of 1st January 2024 is £1,680.

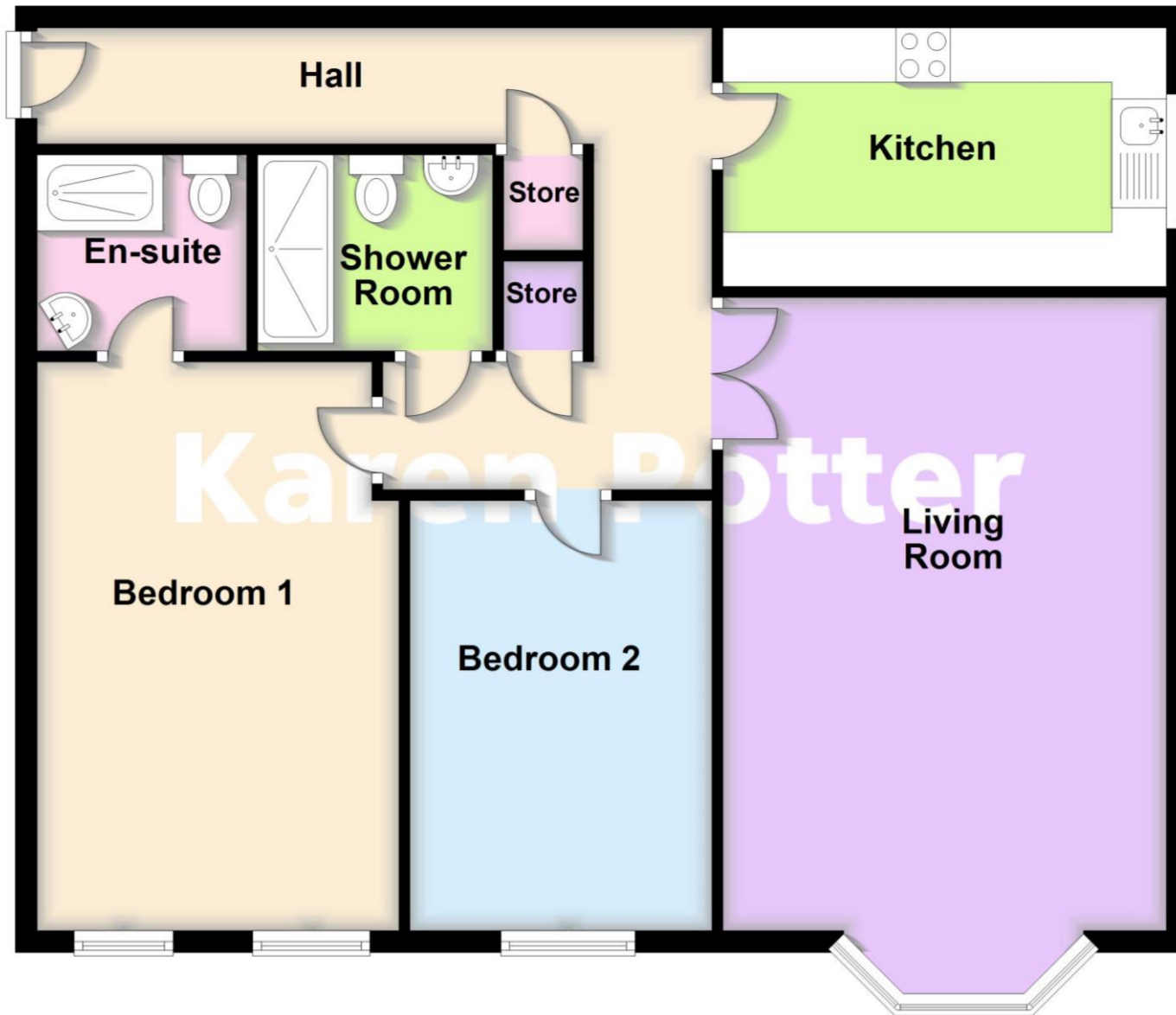
NB

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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Ground Floor

Approx. 86.4 sq. metres (929.7 sq. feet)



Total area: approx. 86.4 sq. metres (929.7 sq. feet)

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & 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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