



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

-  Garage
-  Communal Gardens
-  Inspection Recommended

**Price: £160,000** Subject to Contract

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







An excellent opportunity to purchase this attractively presented, purpose built, ground floor apartment located within a popular residential area convenient for Hesketh Park and access to Southport Town Centre.

The apartment offers well planned, pleasantly proportioned accommodation comprising Communal Entrance Hall, Private Hall with storage cupboards, Living Room with dining area, Kitchen, two double Bedrooms, modern Bathroom and separate WC. Gas central heating and upvc double glazing is installed.

The development stands in particularly attractive, established gardens to the front and rear with a driveway leading to a garage forming part of a separate block to the rear.





## Communal Entrance

## Private Hall

**Living Room** - 6.14m x 3.79m (20'1" x 12'5")  
Overall

**Kitchen** - 4.26m x 2.4m (13'11" x 7'10")

**Bedroom 1** - 4.81m x 3.21m (15'9" x 10'6")

**Bedroom 2** - 3.71m x 2.98m (12'2" x 9'9")

**Shower Room** - 2.4m x 2.31m (7'10" x 7'6")

**WC** - 0.79m x 1.47m (2'7" x 4'10")

## Outside -

The development stands in particularly attractive, established gardens to the front and rear with a driveway leading to a garage forming part of a separate block to the rear.

## Tenure -

Leasehold for the remainder of a term of 999 years (less 10 days) from 1 September 1973 with a ground rent of £30.

## Council Tax -

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

## Service Charge -

We are advised there is a service charge of approximately £240 per quarter (£960 per annum) as a contribution towards ground rent, gardening, building insurance premium, window cleaning, cleaning and lighting of the communal areas and general maintenance.

## Please note:

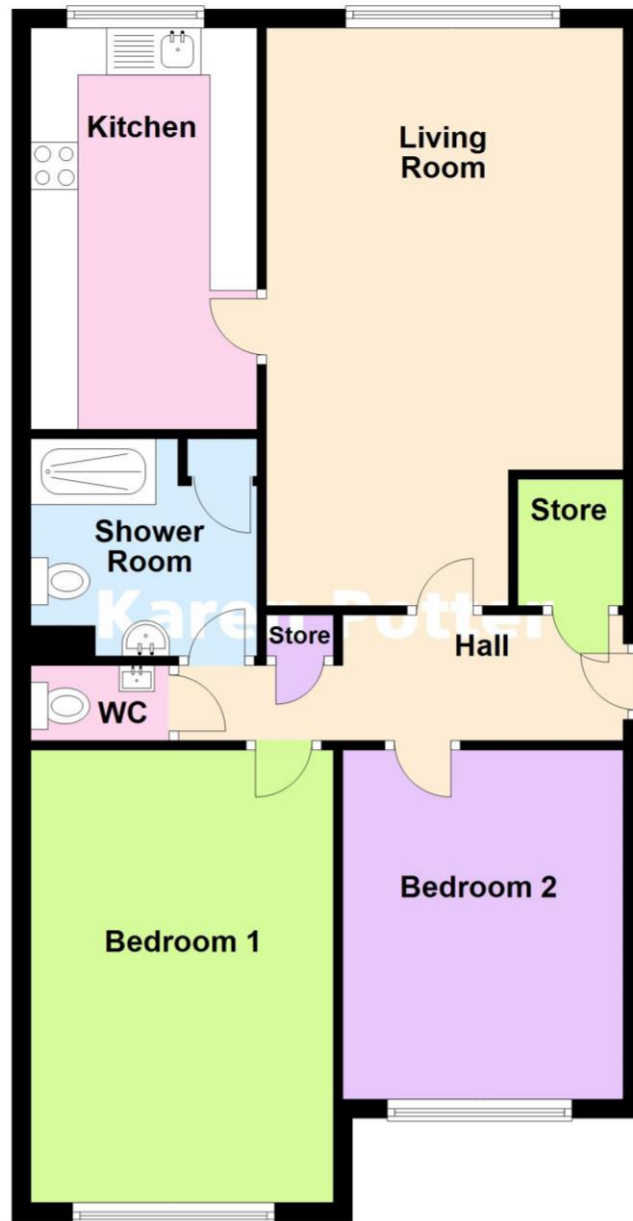
We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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### Ground Floor

Approx. 75.1 sq. metres (808.4 sq. feet)



Total area: approx. 75.1 sq. metres (808.4 sq. feet)

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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