

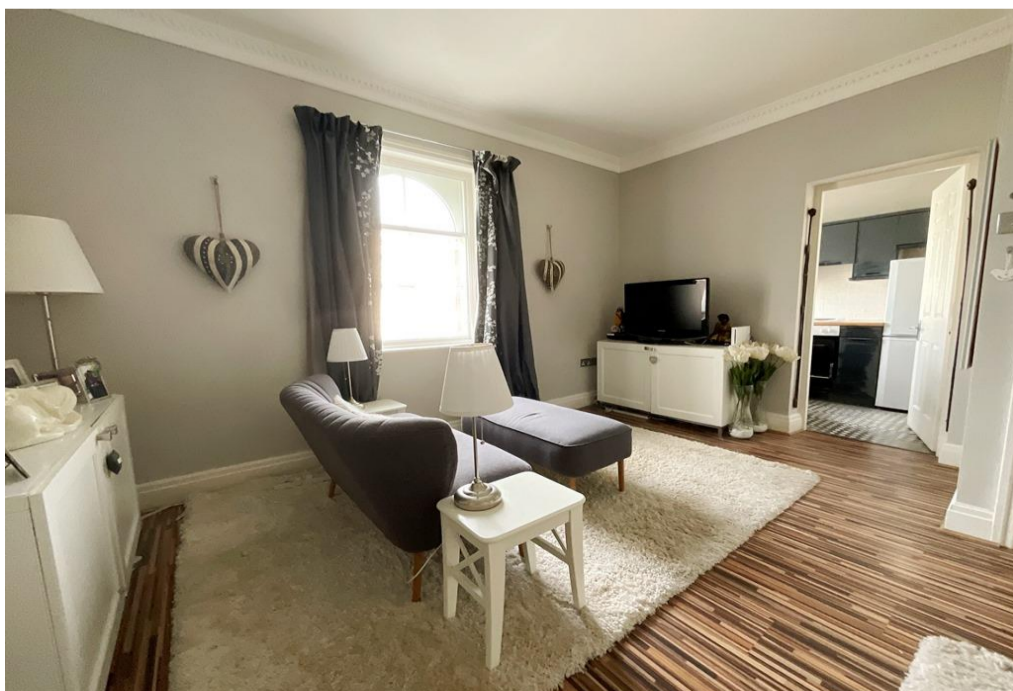


-  Second/Top Floor Apartment
-  Town Centre Position
-  Spacious Living Room

-  Fitted Kitchen
-  No Chain!
-  Inspection Highly Recommended

Price: £70,000 Subject to Contract

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





PRICED TO SELL - NO CHAIN - A second floor town centre apartment occupying a prominent location overlooking the Promenade and having the benefit of an allocated parking space to the front.

The accommodation briefly comprises: Hall, Living Room with views over the Marine Lake, fitted Kitchen, Bedroom and Bathroom. The property also benefits from a basement room for storage.

Outside, there is residents parking to the front of the development with an allocated parking space.

Positioned on the corner of the Promenade and Victoria Street, this property is very well placed for accessing the beach, Southport town centre and transport links.



Ground Floor:

Communal Entrance

With lift or staircase to all floors

Second Floor:

Hall

Living Room - 4.24m x 4.57m (13'11" x 15'0")
Overall

Kitchen - 1.83m x 2.44m (6'0" x 8'0")

Bedroom - 4.24m x 2.69m (13'11" x 8'10")

Bathroom - 3.33m x 1.52m (10'11" x 5'0") Overall

Outside

Outside, there is residents parking to the front of the development with an allocated parking space.

Council Tax

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

Tenure

Leasehold for the residue of the term of 999 years from 1st October 1990 and subject to £25 annual ground rent.

Service Charge

The current service charge amounts to £1440 per annum to include buildings insurance, internal and external, managing agents fees and upkeep of the communal areas.

Please note:

There is a lift in the building however this has not worked for a long period of time. We are advised there are no present plans to repair.

NB

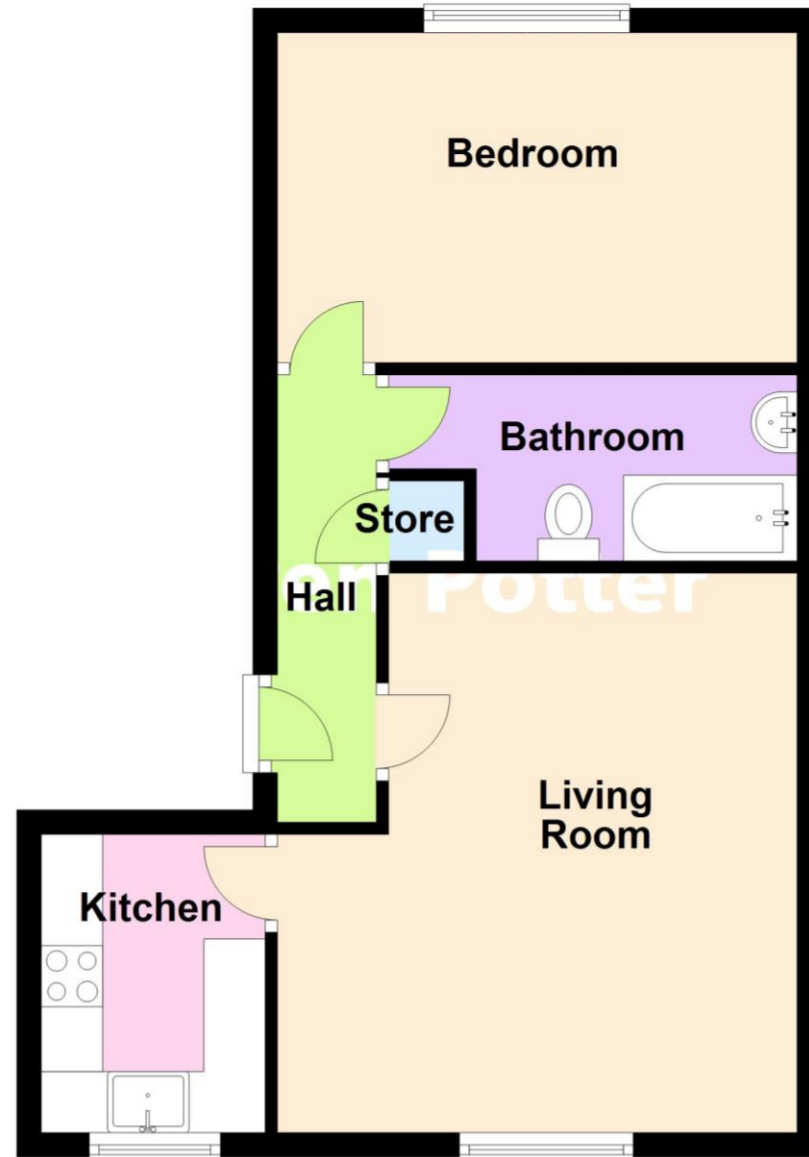
We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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Second Floor

Approx. 42.8 sq. metres (461.0 sq. feet)



Total area: approx. 42.8 sq. metres (461.0 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
(55-68) D		
(39-54) E	45	
(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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