



-  Beautifully Presented Apartment
-  Two Bedrooms
-  Gas Central Heating

-  Located to the First Floor
-  Newly Installed Double Glazing
-  Communal Garden & Parking

Price: Offers Over £135,000 Subject to Contract

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





NO CHAIN - An excellent opportunity to purchase a beautifully presented and attractively planned apartment which is located to the first floor of an imposing converted property.

The apartment is installed with gas central heating and newly installed upvc double glazing, briefly comprising private hall, front living/dining room, kitchen, two bedrooms and bathroom. Outside there is off road parking to the front and a communal garden area to the rear.

Rawlinson Road forms part of an established residential area, adjacent to Hesketh Park and within easy access of both Churchtown shopping village, Southport town centre and the Promenade.



GROUND FLOOR:

Communal Hall with stairs to the first floor.

FIRST FLOOR:

Private Hall

Living Room/Dining Room - 5.49m x 4.88m (18'0" x 16'0") plus window recess.

Kitchen - 3m x 2.44m (9'10" x 8'0")

Front Bedroom 1 - 4.75m x 2.64m (15'7" x 8'8") plus splay bay window.

Bedroom 2 - 2.69m x 1.98m (8'10" x 6'6")

Bathroom - 1.88m x 1.65m (6'2" x 5'5")

Outside: There is off-road parking to the front of the property and a communal garden area to the rear.

Service Charge: There is a service charge of £1,000 per annum as a contribution towards building insurance, general maintenance, gardening, cleaning and lighting of the communal areas, window cleaning, reserve funds and managing agent's fees.

Tenure: We are advised the residents of 7 Rawlinson Road have purchased the freehold and formed a limited company of which each of the residents is a shareholder. These shares will be transferred to the new owner. The tenure of the apartment is leasehold for the residue of a term of 999 years from 1/10/1991. As the residents hold the freehold there is no longer the need to pay a ground rent.

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

Mobile Phone Signal: Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

Broadband: Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

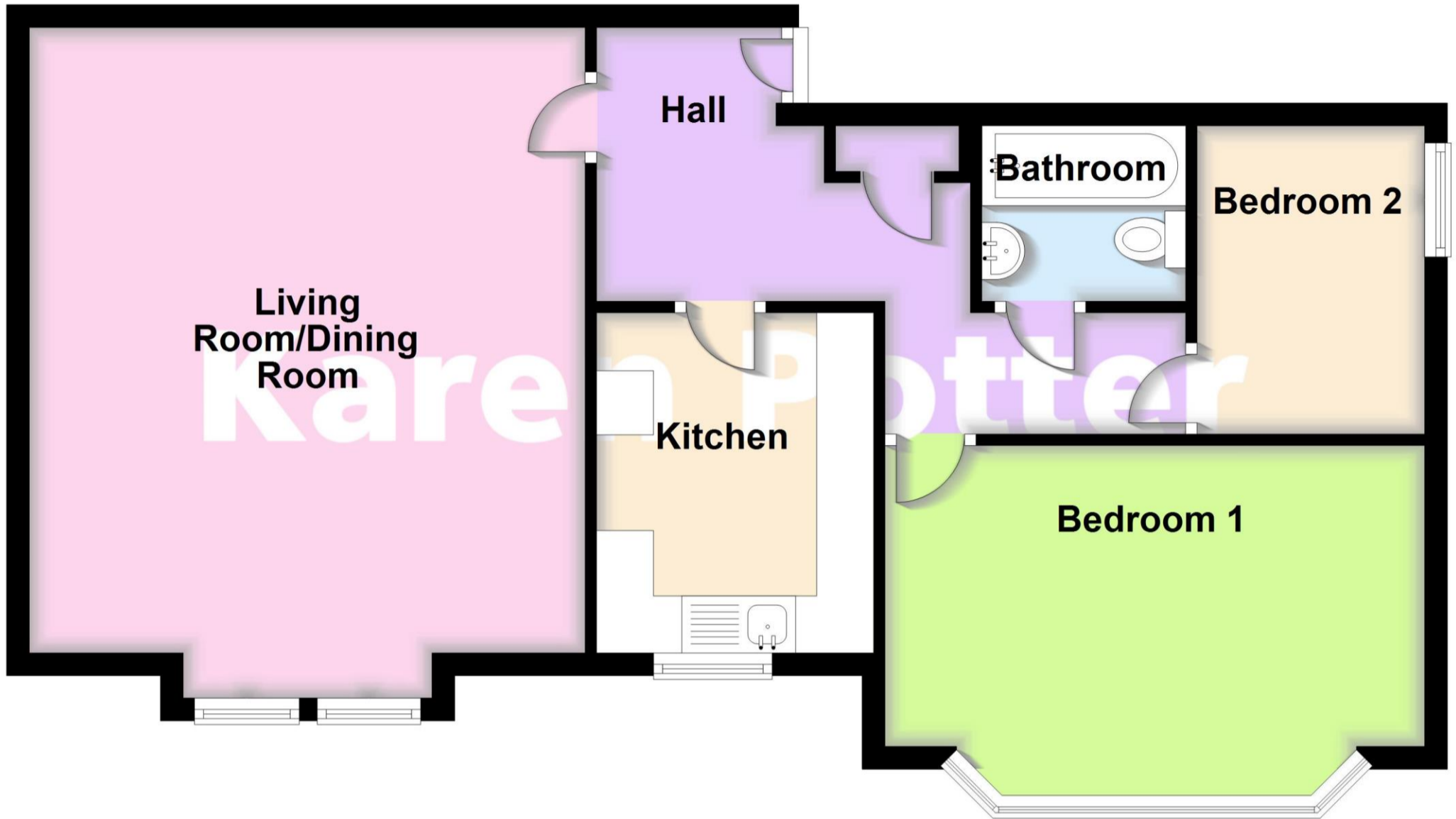
NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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Ground Floor

Approx. 67.5 sq. metres (726.6 sq. feet)



Total area: approx. 67.5 sq. metres (726.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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