



-  Purpose Built Development
-  Second/Top Floor Position
-  Two Bedrooms

-  Communal Gardens
-  Spacious Living / Dining Room
-  Inspection Recommended

Price: £110,000 Subject to Contract

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





An early inspection is recommended of this purpose built flat, occupying a second floor position in a sought after development adjacent to Hesketh Park.

Installed with double glazing the well presented accommodation comprises Private Hall, Living/Dining Room, Fitted Kitchen (with oven, hob, cooker hood etc), two Bedrooms and Bathroom with modern white suite.

The communal gardens are a particular feature of the development and include parking facilities. Fleetwood Court stands on Park Road near to the junction of Albert Road, within easy reach of Hesketh Park, Southport town centre, the sea front and marine lake.



Ground Floor:

Communal Entrance
with staircase to all floors

Second Floor:

Private Hall

Living Room - 5.24m x 5.08m (17'2" x 16'8")
Overall

Kitchen - 2.54m x 2.16m (8'4" x 7'1")

Bedroom 1 - 3.57m x 3.22m (11'8" x 10'6")
Overall

Bedroom 2 - 2.79m x 2.54m (9'1" x 8'4")
Overall

Bathroom - 2.54m x 1.43m (8'4" x 4'8")

Outside

The communal gardens are a particular feature of the development and include parking facilities.

Council Tax

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

Tenure

Leasehold for a residue of 125 years from 27th April 1992 with a annual ground rent of £10.

Service charge

The current service charge amounts to £833.56 per annum as a contribution toward buildings insurance, heating, lighting and cleaning of the communal areas and gardening costs.

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. 57.9 sq. metres (623.7 sq. feet)



Total area: approx. 57.9 sq. metres (623.7 sq. feet)

Awaiting EPC

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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