



-  First Floor Position
-  Spacious Living Room
-  Two Bedrooms

-  Allocated Parking Space
-  Popular Residential Area
-  NO CHAIN

**Price: £137,500** Subject to Contract

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







Offered for sale with no onward chain, this well presented, two bedroom flat, occupying a first floor position, is well placed to access Southport Town Centre.

The gas centrally heated and double glazed accommodation briefly comprises: Private Hall, Living Room (with dual aspects across St. Pauls Square and St. Pauls Street), two Bedrooms (Bedroom 2 with fitted wardrobes), Kitchen and Bathroom. Outside, there is one allocated parking is available to the side of the building.

St Pauls Square stands on Duke Street, with easy access to Lord Street and the many amenities of the town centre. The Promenade, Victoria Park and the foreshore are all also readily accessible.





## Ground Floor:

### Communal Entrance Hall

With staircase to the First Floor

## First Floor:

### Hall

**Living Room** - 4.11m x 4.07m (13'5" x 13'4")

**Bedroom 1** - 3.3m x 3.05m (10'9" x 10'0") Overall

**Bedroom 2** - 3.05m x 2.83m (10'0" x 9'3") Into wardrobes

**Bathroom** - 2.1m x 1.47m (6'10" x 4'9")

**Kitchen** - 2.88m x 2.17m (9'5" x 7'1")

## Outside

Outside, there is one allocated parking is available to the side of the building.

## Council Tax

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

## Tenure

Leasehold for the residue of a term of 999 years from 21st May 1985 subject to a £10 annual ground rent.

**Service Charge** – We are advised the current service charge amounts to £420 per annum.

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

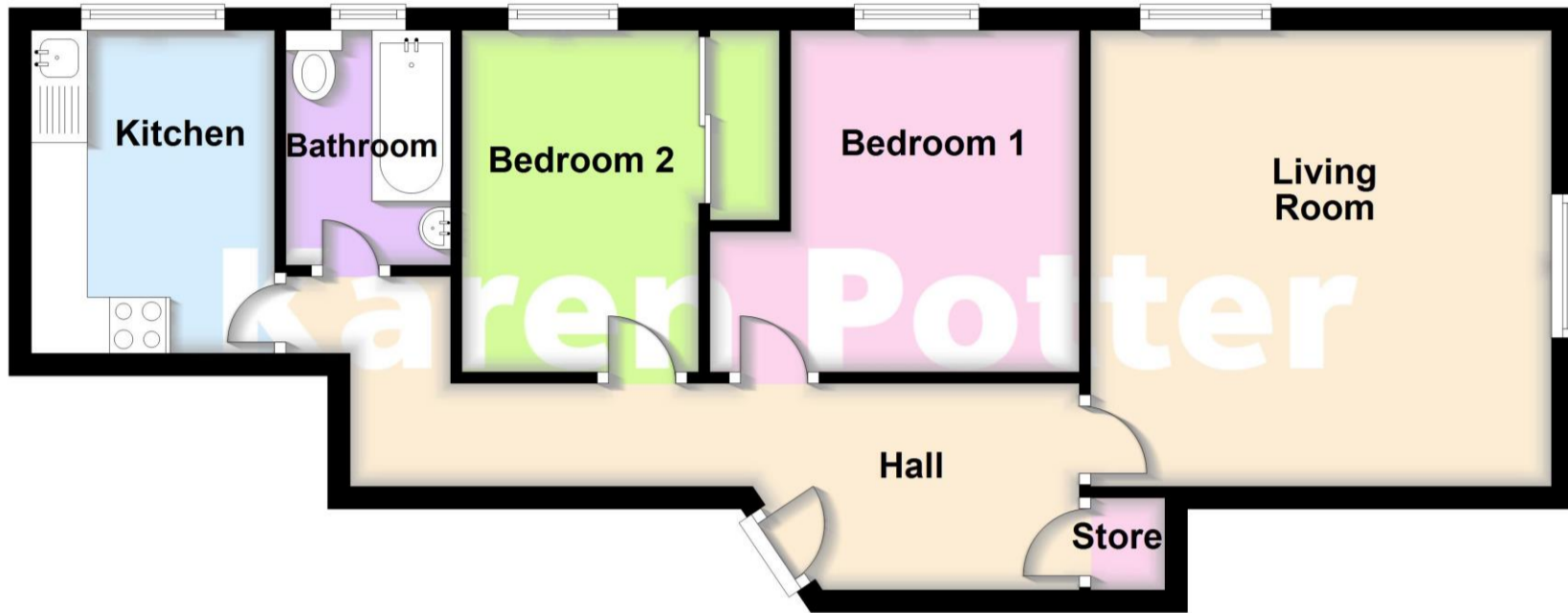
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### First Floor

Approx. 54.9 sq. metres (590.9 sq. feet)



Total area: approx. 54.9 sq. metres (590.9 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>		
(69-80) <b>C</b>	69	75
(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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