



-  Purpose Built Flat
-  First Floor Position
-  Two Bedrooms

-  Balcony
-  Allocated Parking
-  No Chain

Price: £112,500 Subject to Contract

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





An excellent opportunity to purchase this well planned, purpose built, first floor flat which occupies a particularly convenient location for access to the many amenities of Lord Street and the town centre.

The double glazed and electrically heated accommodation comprises Private Hall with built in cloaks cupboard and additional airing cupboard, Front Lounge/Dining Room with Balcony off, Fitted Kitchen (with oven, hob etc), two Bedrooms, one with Walk in Wardrobe and Bathroom.

Gordon Street is located off Leicester Street which, in turn, is off Lord Street. The Promenade is also within close proximity.



Ground Floor:

Communal Entrance

Entry via intercom controlled, front entrance door to communal hallway with stairs to all floors

First Floor:

Hall - With Airing Cupboard and Cloaks Cupboard

Lounge-Dining Room - 5.77m x 3.45m plus recess (18'11" x 11'4")

Balcony

Kitchen - 2.26m x 2.18m (7'5" x 7'2")

Bedroom 1 - 3.58m x 3.35m (11'9" x 11'0")

Bedroom 2 - 2.67m x 2.36m (8'9" x 7'9")

Bathroom - 2.18m x 1.83m (7'2" x 6'0")

Outside: There is an allocated parking space in the resident's car park to the side of the development and small communal garden areas.

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

Tenure: Leasehold for the duration of the term of 999 years from 1 March 1989 with no ground rent payable. This Lease grants the exclusive rights to use the car parking space numbered 4.

Service Charge: £90 per month to include buildings insurance, maintenance and upkeep of the communal areas including the gardens

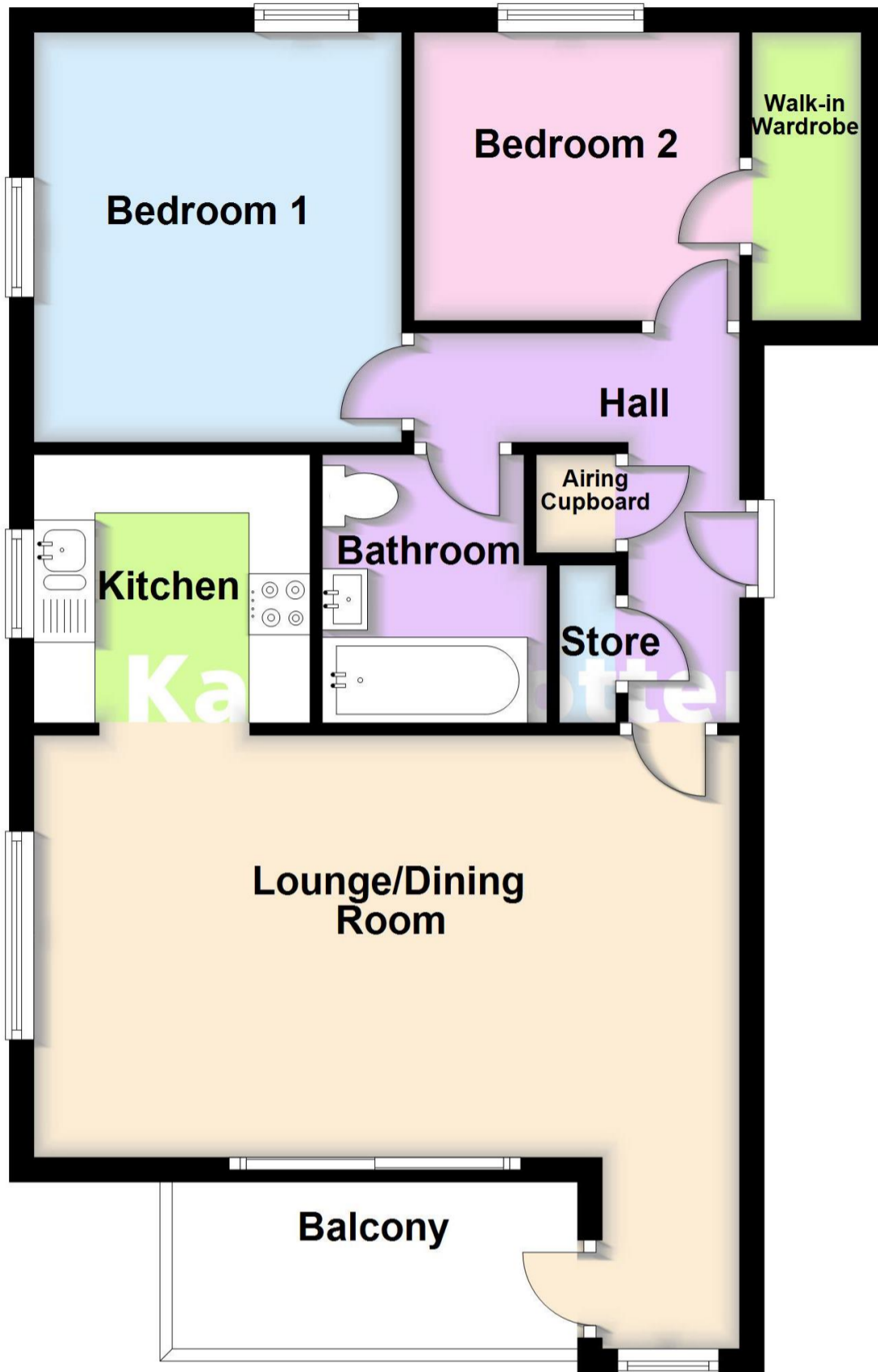
Mobile Phone Signal: Check signal strengths here: <https://www.signalchecker.co.uk/>


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

© 2024 All Rights Reserved

First Floor

Approx. 57.3 sq. metres (616.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	69	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

Total area: approx. 57.3 sq. metres (616.9 sq. feet)

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.



5 Hill Street, Southport
PR9 0NW

01704 500 008
www.karenpotter.co.uk