



-  **Fantastic Duplex Apartment**
-  **Three Double Bedrooms**
-  **Modern Fitted Kitchen**

-  **Open Plan Living Room**
-  **Communal Gardens**
-  **Inspection Highly Recommended**

Price: £210,000 Subject to Contract

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





An early inspection is highly recommended of this fantastic duplex apartment which forms part of the 'Old School House' development, and has been modernised to provide unique and well presented accommodation. The property stands in a private and popular residential position, whilst being convenient to Hesketh Park and the many amenities of Southport Town Centre.

Installed with upvc double glazing and electric heating the well proportioned accommodation briefly comprises: Communal Hall with intercom system, Private Hall with stairs to the first floor, and large Living Room with open plan fitted Kitchen. To the first floor, there are three double bedrooms and modern Shower room.

Outside, the well manicured communal gardens are a particular feature of the development and include parking facilities for residents.



Communal Hall

With intercom system

Hall

Living Room - 7.98m x 7.03m (26'2" x 23'0") Overall

Kitchen - 5.39m x 3.42m (17'8" x 11'2")

First Floor:

Bedroom 1 - 7.98m x 3.52m (26'2" x 11'6")

Bedroom 2 - 5.42m x 3.4m (17'9" x 11'1") Overall

Bedroom 3 - 3.44m x 3.37m (11'3" x 11'0") into door recess

Shower Room - 2.61m x 2.25m (8'6" x 7'4")

Outside

Outside, the well manicured communal gardens are a particular feature of the development and include parking facilities for residents.

Council Tax

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

Tenure

Leasehold for a term of 125 years from 30th May 1997.

Service Charge

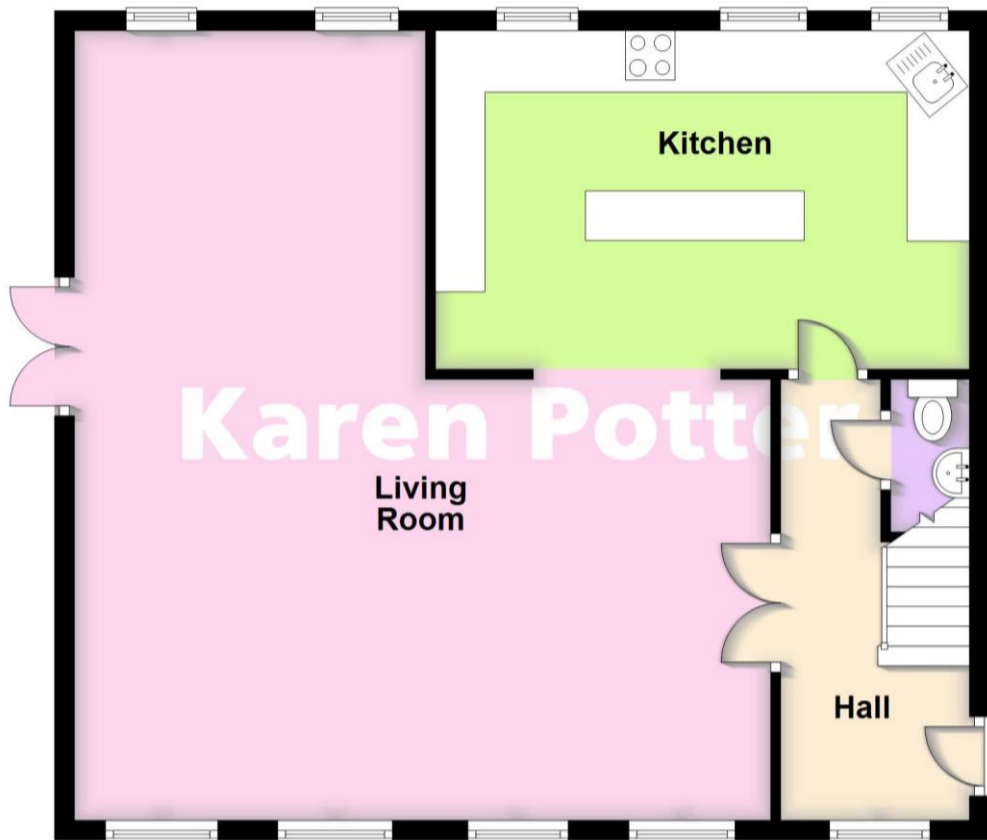
We are advised that the current service charge is £80 to include; building insurance, gardening general maintenance, cleaning and lighting of communal areas and management fees.

NB

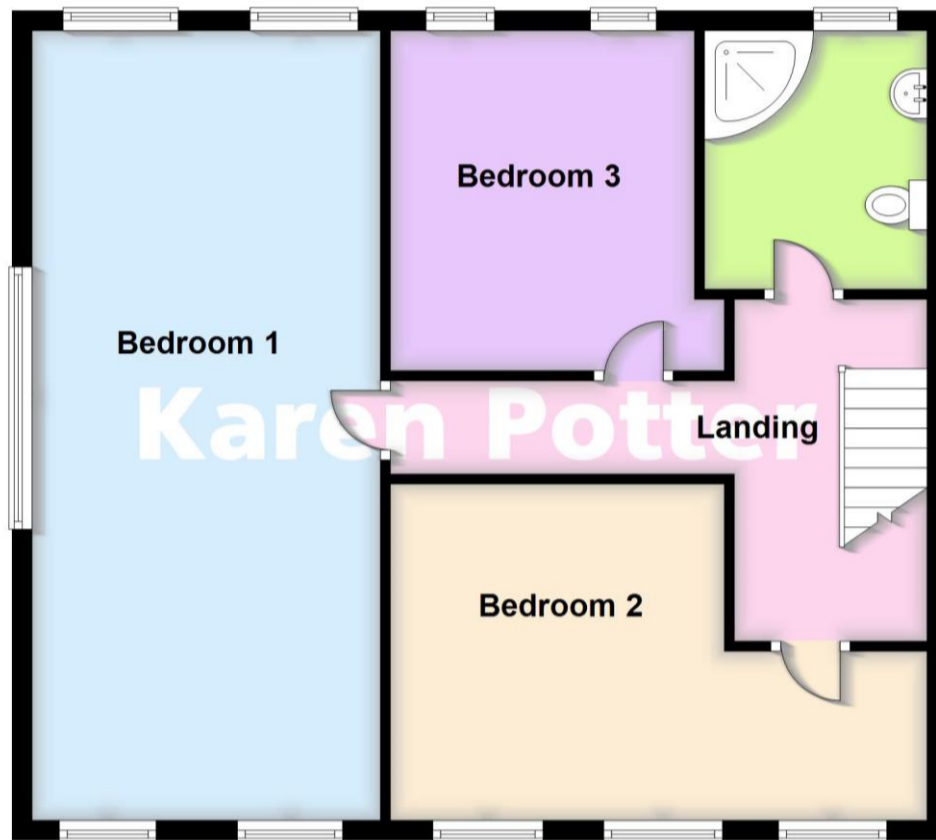
We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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Ground Floor
Approx. 72.1 sq. metres (776.3 sq. feet)



First Floor
Approx. 72.1 sq. metres (776.3 sq. feet)



Total area: approx. 144.2 sq. metres (1552.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E	37	
(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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