

Brentwood Court

Morley Road, Hesketh Park, Southport, PR9 9JW



-  Purpose Built Flat
-  Ground Floor Position
-  One Double Bedroom & Dressing Room

-  Requires General Updating
-  No Chain
-  Hesketh Park Location

Price: £75,000 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 ground floor position in a sought after development adjacent to Hesketh Park.

Offered for sale with no onward chain and installed with double glazing the well planned accommodation would benefit from a programme of general updating and comprises: Private Hall, Living Room, Fitted Kitchen, Double Bedroom, Dressing Room and Bathroom.

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

The development forms a generous corner plot on Park Crescent, Morley Road and Rawlinson Road with local shops on Queens Road only a short walk away. The amenities of Southport town centre and Churchtown village are readily accessible by car or bus.



Ground Floor:

Communal Entrance

Private Hall

Living Room - 4.09m x 3.78m (13'5" x 12'5")

Kitchen - 2.69m x 1.78m (8'10" x 5'10")

Bedroom - 3.61m x 3.02m (11'10" x 9'11")

Dressing Room - 2.39m x 1.78m (7'10" x 5'10")

Bathroom - 2.24m x 1.78m (7'4" x 5'10")

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

Tenure: The vendor's solicitor has confirmed that the tenure is leasehold with a residue term of 125 years from 1st June 1986. As Brentwood Court Management own the Freehold, and every vendor gets a share certificate, no ground rent is payable and there is a project in place currently to extend the leases.

Service Charge: £960 per annum, which includes building insurance, gardening general maintenance, cleaning and lighting of communal areas and management fees

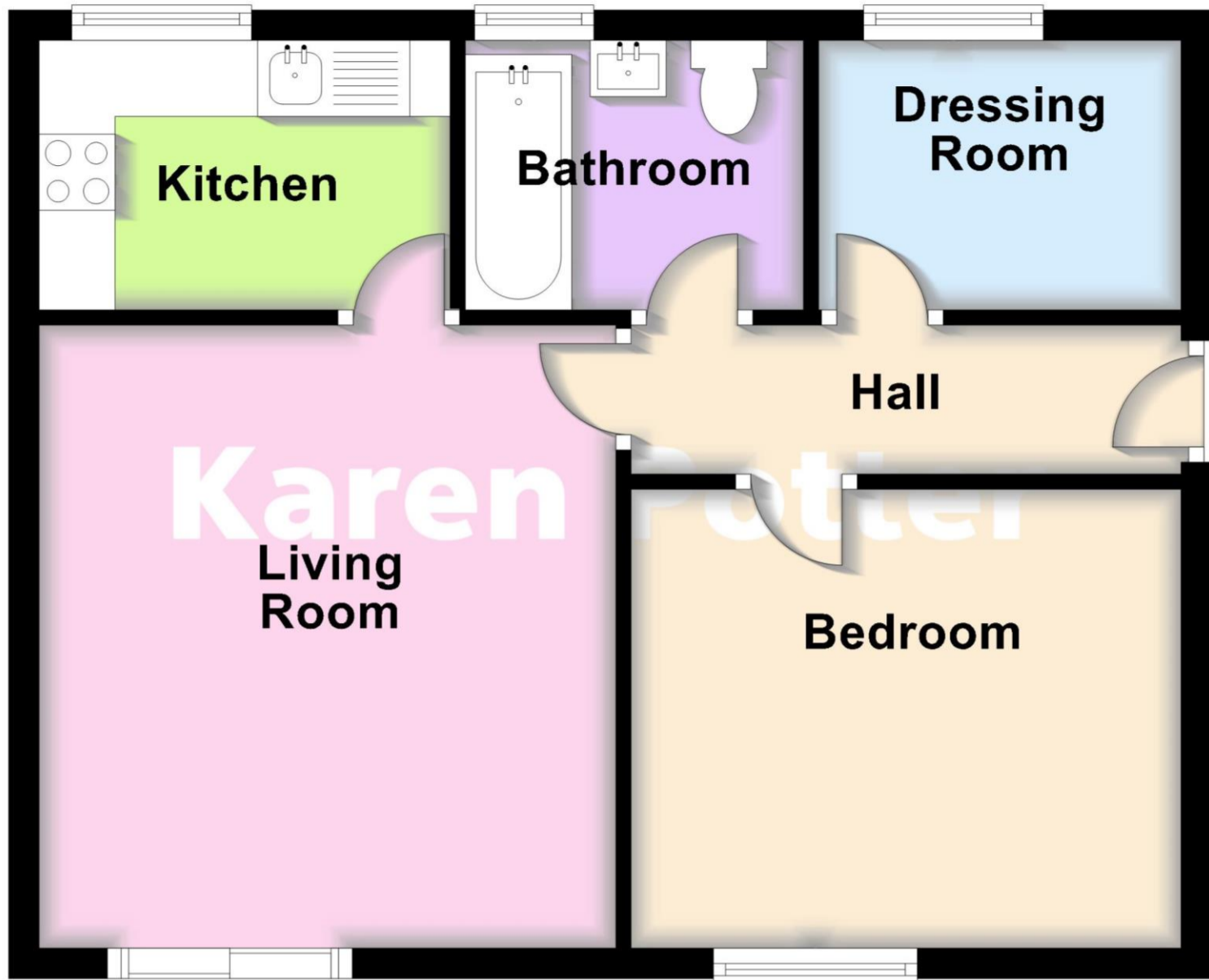
NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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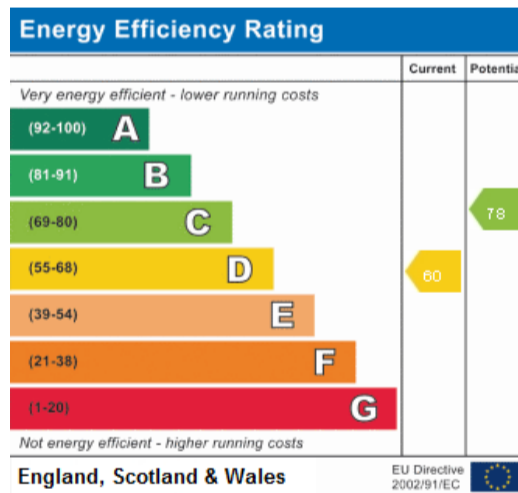


Ground Floor

Approx. 44.8 sq. metres (482.6 sq. feet)



Total area: approx. 44.8 sq. metres (482.6 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.



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