




-  Purpose Built Apartment
-  Ground Floor Position
-  Two Bedrooms

-  Modern Kitchen & Shower Room
-  Balcony & Garage
-  No Chain

Price: £185,000 Subject to Contract

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





AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED of this particularly well presented apartment located to the ground floor of a purpose built development situated within easy access of the Town Centre.

Offered for sale with no onward chain, the apartment is installed with gas central heating and uPVC double glazing, briefly comprising Communal Entrance Hall with four steps up to Private Hall, Rear Lounge/Dining Room with Patio/Balcony, attractive fitted Kitchen, two Bedrooms (the principal with fitted wardrobes) and luxury Shower Room.

Outside there is a communal rear garden, parking and a Garage forming part of a separate block.

Granville Court is located opposite Hesketh Park and is conveniently placed for access to Southport Town Centre and the Promenade.



Ground Floor:

Communal Entrance

Private Hall

Lounge/Dining Room - 5.99m x 3.51m (19'8" x 11'6")

Balcony/Patio - 3.45m x 1.12m (11'4" x 3'8")

Fitted Kitchen - 3.38m x 2.13m (11'1" x 7'0")

Bedroom 1 - 3.56m x 3.45m (11'8" x 11'4")

Bedroom 2 - 3.45m x 2.13m (11'4" x 7'0")

Shower Room - 2.62m x 2.11m (8'7" x 6'11")

Outside: There is communal parking to the front of the development and a driveway to the side leading to a Garage forming part of a separate block at the rear. There is an established communal garden at the rear planned with lawn and established borders.

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

Tenure: Leasehold for a residue term of 999 years from 1st January 1986. No ground rent is payable as each apartment owner holds a share of the freehold.

Service Charge: The current service charge (accurate as of May 2024) amounts to £140 per month as a contribution toward buildings insurance, lift maintenance, upkeep of the communal areas including the gardens, window cleaning and general maintenance.

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

Broadband: Check the availability here: <https://labs.thinkbroadband.com/local/index.php>

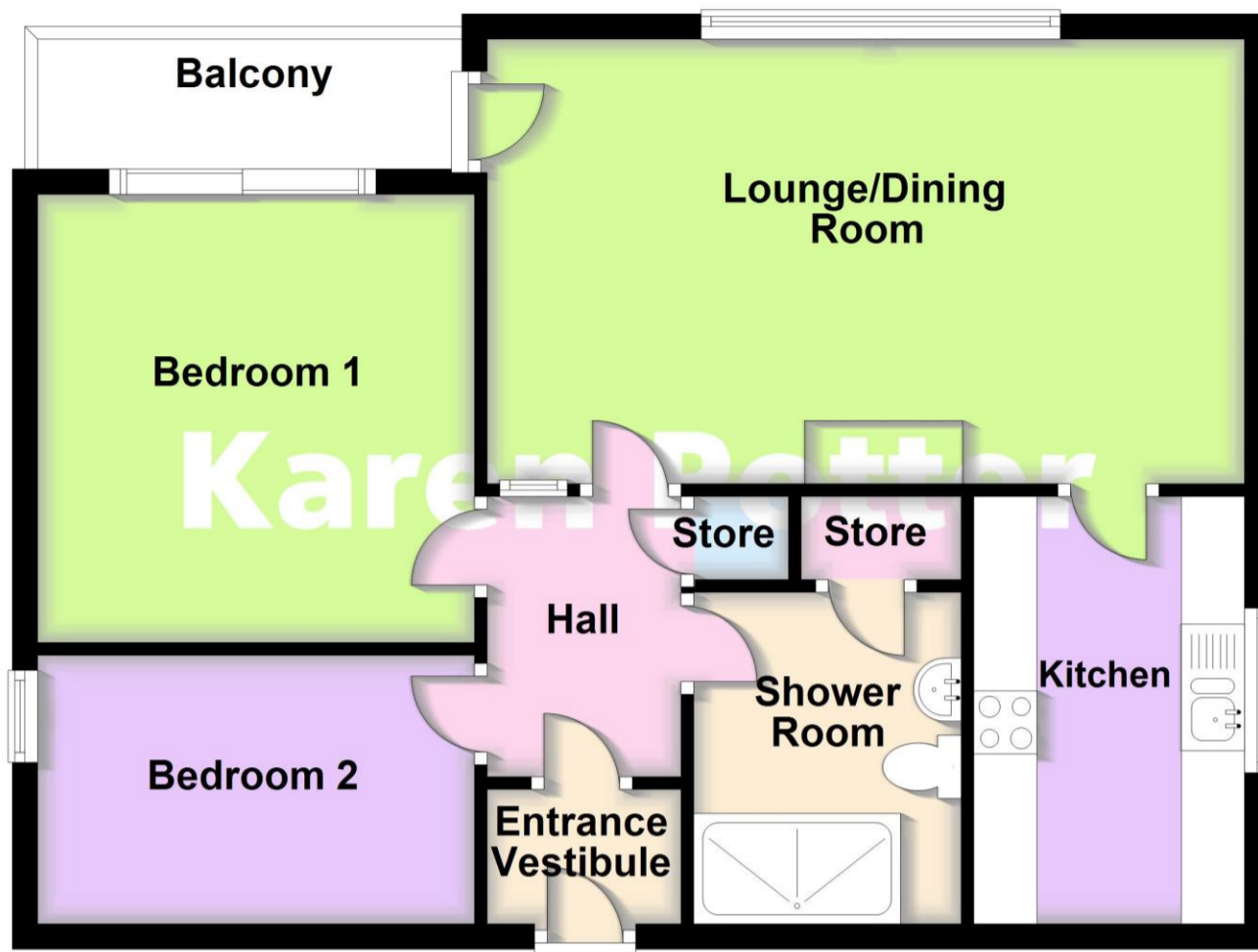
NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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Ground Floor

Approx. 62.4 sq. metres (672.1 sq. feet)



Total area: approx. 62.4 sq. metres (672.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & 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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