



-  Purpose Built Apartment
-  Eight Floor Position - Twin Lifts
-  One Double Bedrooms
-  Modern Shower Room
-  Residents Parking
-  Balcony with Spectacular Coastal Views

Offers in the Region of £85,000 Subject to Contract

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





No Chain - Occupying an eighth floor position in this sought after town centre development, this spacious one bedroom apartment with rear facing balcony offering panoramic views across the coast toward Winter Hill, Blackpool and the Lake District beyond, must be viewed to be fully appreciated.

There is a communal Hallway at ground floor level with Concierge Office, Sitting Area and Lift. The well planned apartment is double glazed with electric heaters and briefly comprises: Private Hall, Lounge/Dining Room with door to Balcony, Fitted Kitchen with Pantry off, double Bedroom with fitted wardrobes and Shower Room.

Sandown Court is located to the northern end of Lord Street which forms part of Southport Town Centre. The Promenade and Hesketh Park are both readily accessible.



Ground Floor:

Communal Entrance: With concierge desk, residents lounge, staircase and two lifts to all floors

Eighth Floor:

Hall

Lounge/Dining Room - 5.94m x 3.35m plus recess (19'6" x 11'0")

Balcony

Kitchen - 3.1m x 1.93m (10'2" x 6'4")

Pantry - 1.27m x 0.86m (4'2" x 2'10")

Bedroom - 4.29m x 3.15m (14'1" x 10'4")

Shower Room - 2.64m x 1.57m (8'8" x 5'2")

Outside: Communal front garden area with seating and resident's parking approached via automatic barrier system.

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

Tenure: Leasehold for the residue term of 999 years from 25th December 1965. The ground rent forms part of the service charge

Service Charge: Service Charge (as of August 2024) amounts to £1,692.96 per annum which is a contribution towards the general maintenance, building insurance premium, ground rent, lift maintenance, concierge, cleaning and lighting of the communal areas, auditing of accounts etc.

Mobile Phone Signal: Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

Broadband: Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

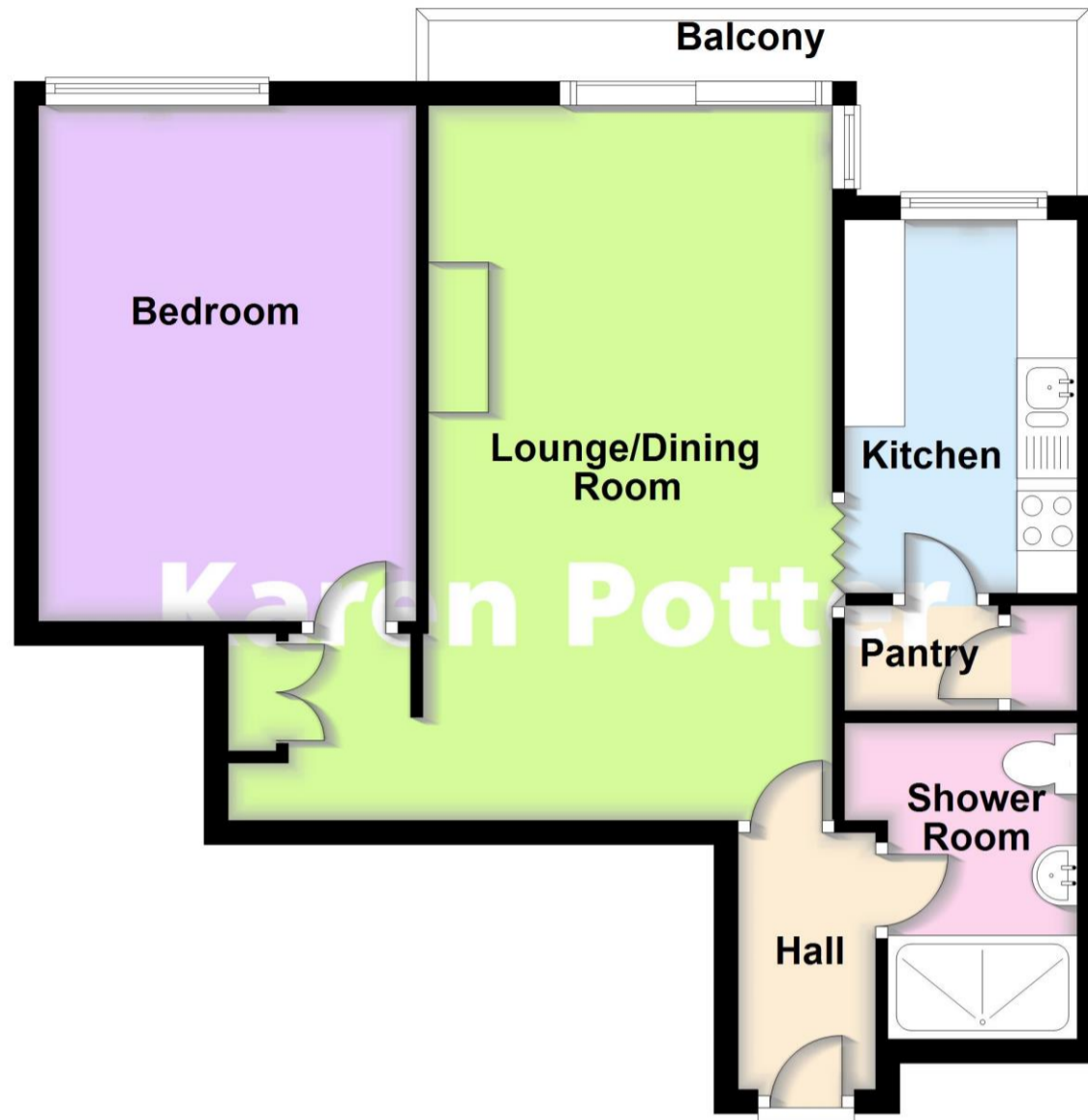
NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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Eighth Floor

Approx. 52.4 sq. metres (564.0 sq. feet)



Total area: approx. 52.4 sq. metres (564.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	77	80
(55-68) D		
(39-54) E		
(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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