



-  Purpose Built Apartment
-  Located To The First Floor
-  Two Bedrooms

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

Price: £165,000 Subject to Contract

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





Viewing is highly recommended of this modernised, well proportioned, first floor, purpose built apartment occupying an excellent residential location opposite Hesketh Park.

Offered for sale with no onward chain, the well presented accommodation is installed with gas central heating and upvc double glazing and briefly comprises: Private Hall, Lounge/Dining Room with Balcony off, fitted Kitchen Room, two Bedrooms (the principal with fitted wardrobes), Shower Room and Walk in Store (potential Utility).

The development stands in established communal gardens with parking and a driveway leading to a garage forming part of a separate block to the rear.

There are local shops at Queens Road and the many amenities of the town centre and Promenade are readily accessible.



Ground Floor:

Communal Entrance with stairs to the first floor

First Floor:

Hall with three built in storage cupboards

Lounge/Dining Room - 5.16m x 3.61m (16'11" x 11'10")

Balcony - overlooking Hesketh Park

Kitchen - 3.61m x 2.29m (11'10" x 7'6")

Bedroom 1 - 4.24m x 3.15m (13'11" x 10'4")

Bedroom 2 - 2.97m x 2.59m (9'9" x 8'6")

Shower Room - 2.87m overall x 2.29m (9'5" x 7'6")

Outside: There are communal garden areas to the front and rear of the development incorporating parking space and there is a Garage forming part of a separate block to the rear.

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

Tenure: Leasehold for a residue of 999 years from 25th March 1974 with a fixed annual ground rent of £20

Service Charge: The current service charge amounts to £1140 per annum as a contribution toward buildings insurance, heating, lighting and cleaning of the communal areas and gardening costs.

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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First Floor

Approx. 67.4 sq. metres (725.0 sq. feet)



Total area: approx. 67.4 sq. metres (725.0 sq. feet)

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