



-  Purpose Built Flat
-  Fourth Floor Position – Lift Access
-  Two Double Bedrooms

-  Balcony
-  Modern Kitchen & Shower Room
-  No Chain

**Price: £120,000** Subject to Contract

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

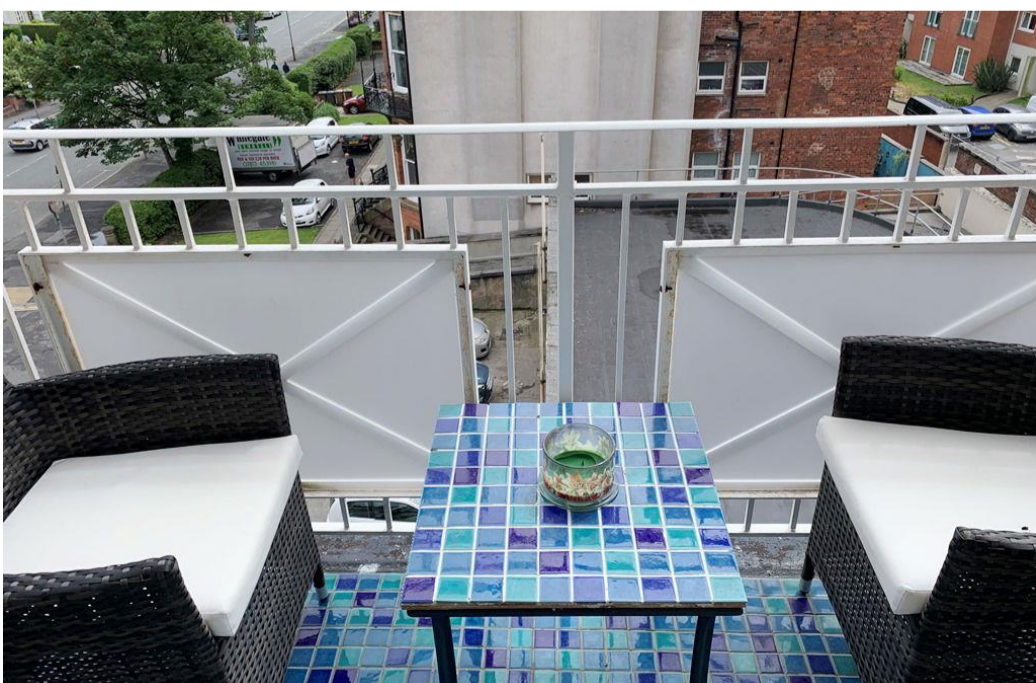






An early inspection is highly recommended of this well presented fourth floor flat, forming part of a purpose built development located in Southport's Northern Quarter, well placed for accessing the shops, restaurants and amenities of Lord Street.

Offered for sale with no onward chain and accessed via intercom controlled Communal Hall with staircase and twin lifts to all floors, the double glazed and electrically heated accommodation briefly comprises: Private Hall, Lounge with Dining Area and Balcony, Kitchen (with oven, hob etc), two double Bedrooms and Shower Room.







**COMMUNAL ENTRANCE HALL** intercom controlled entrance doors to Hall with stairs or lifts to all floors.

**FOURTH FLOOR:**

**PRIVATE HALL**

**LOUNGE-DINING ROOM** 19' 0" overall x 15' 3" overall (5.79m x 4.65m)

**BALCONY**

**KITCHEN** 11' 11" x 8' (3.63m x 2.44m)

**BEDROOM 1** 13' 3" x 11' 6" (4.04m x 3.51m)

**BEDROOM 2** 11' 6" x 10' 2" (3.51m x 3.1m)

**SHOWER ROOM** 8' 10" x 5' 6" (2.69m x 1.68m)



**OUTSIDE:** The resident's carpark on the first floor of the development is operated on a permit basis, subject to availability from the management company. Alternatively, a parking permit can be purchased from Sefton Council to park on the road at a cost of £30.

**COUNCIL TAX:** Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band B

**SERVICE CHARGE:** The current service charges (as of September 2024) amount to £1,920 per annum as a contribution towards general maintenance, building insurance, cleaning and lighting of the communal areas, lift maintenance, managing agent's fees, auditing of accounts, etc.

**TENURE:** Leasehold for the residue of a term of 999 years from 9th May 1977, no ground rent payable.

**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.

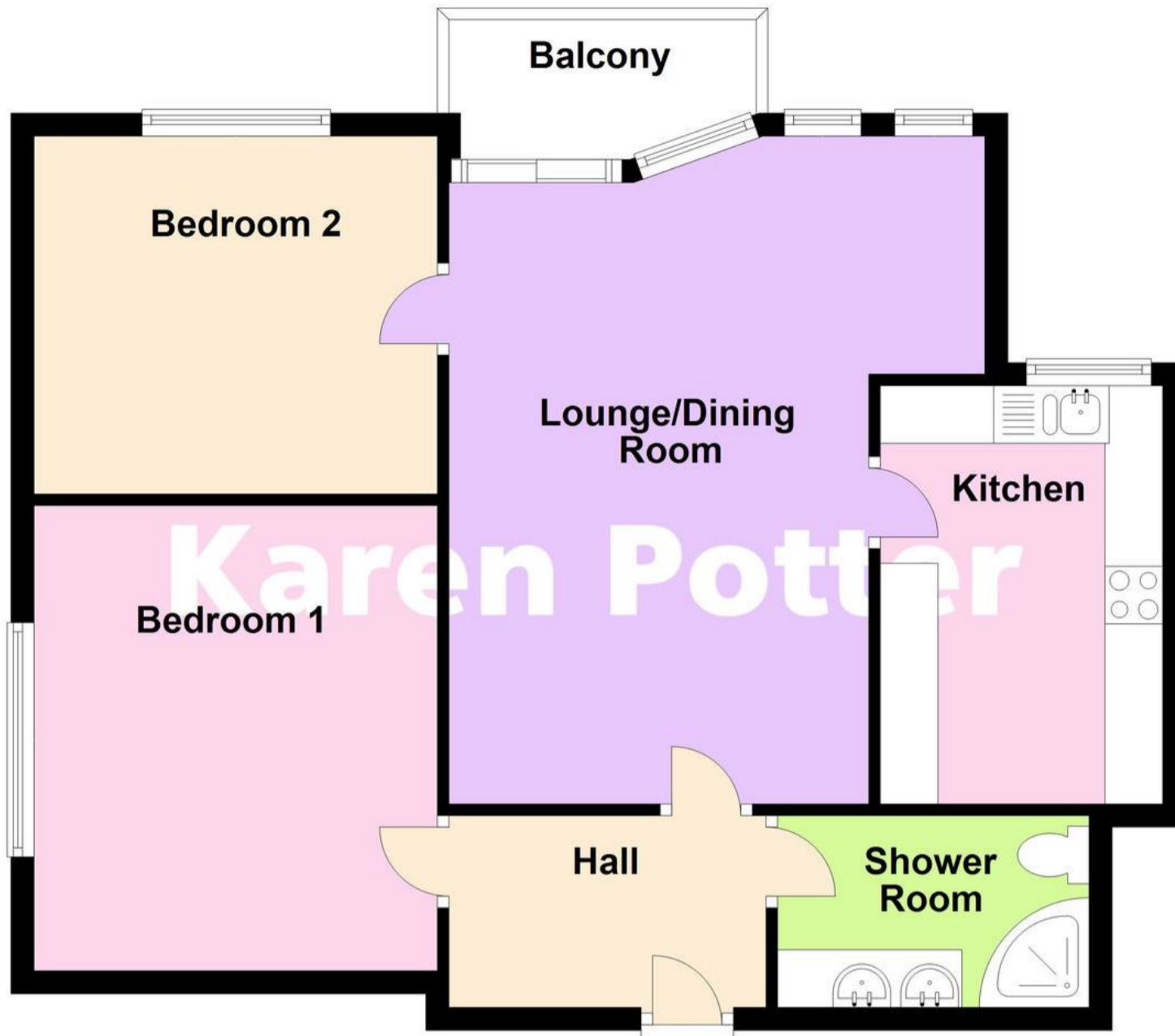
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## Fourth Floor

Approx. 67.5 sq. metres (726.4 sq. feet)



Total area: approx. 67.5 sq. metres (726.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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