



-  Purpose Built Apartment
-  First Floor Rear Position
-  Comprehensively Modernised in 2024

-  Balcony
-  Garage
-  No Chain

**Price: £149,950** Subject to Contract

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





**AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED** of this newly refurbished, purpose built, first floor apartment occupying a Hesketh Park position and offered for sale with no onward chain.

The apartment has been thoughtfully modernised by the current owner to exacting standards to include a 2024 installed shower room, redecoration and floor coverings.

In the opinion of the Agents, the double glazed apartment offers well planned and pleasantly proportioned accommodation which briefly comprises Private Hall, Rear Living Room with Balcony, Fitted Kitchen, two double Bedrooms (each with fitted wardrobe) and Shower Room.

There are communal gardens adjoining the development, the front incorporating a driveway leading to a Garage forming part of a separate block to the rear.

The development stands on Rawlinson Road between Park Road and Morley Road. There are local shops at Manchester Road and Queens Road. Southport town centre is also readily accessible.



## Ground Floor:

**Communal Entrance** : Intercom controlled entry with staircase and lift to all floors

## First Floor:

**Hall** - With fitted cloaks cupboard & additional store room

**Living Room** - 5.03m plus recess x 3.07m (16'6" x 10'1")

**Balcony** - 2.24m x 1.14m (7'4" x 3'9")

**Kitchen** - 2.84m x 1.98m plus recess (9'4" x 6'6")

**Bedroom 1** - 4.75m plus wardrobes x 2.59m (15'7" x 8'6")

**Bedroom 2** - 4.09m x 2.62m (13'5" x 8'7")

**Shower Room** - 1.91m x 1.68m (6'3" x 5'6")

**WC** - 1.91m x 1.68m (6'3" x 5'6")

**Outside:** The development stands in established communal gardens, the front incorporating a driveway leading to 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 (less ten days) from 1st May 1974.

**Service Charge:** The service charge amounts to £900 as a contribution towards the buildings insurance premium, cleaning, lighting and heating of the communal areas, gardening, window cleaning, lift 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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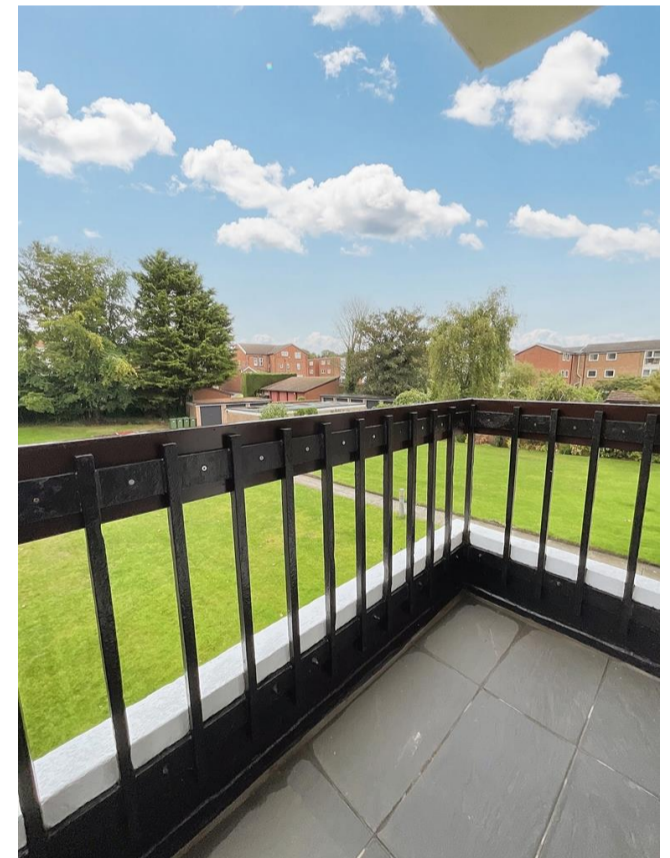
## First Floor

Approx. 64.8 sq. metres (698.0 sq. feet)



Total area: approx. 64.8 sq. metres (698.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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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