



Park Crescent, Hesketh Park,
Southport, PR9



£140,000

- Ground Floor Situe
- NO CHAIN
- Hesketh Park Location
- Spacious Apartment
- In Need of Modernisation
- Two Double Bedrooms
- Leasehold
- EPC rating E



SOLD WITH NO ONWARD CHAIN - Spacious Ground Floor two bedroom apartment, located opposite Hesketh Park!

Situated on the ground floor of the Park Crescent Court development, this apartment does require a full course of modernisation but offers an abundance of potential!

Providing a great deal of internal space as well as a private patio, the property briefly comprises of; entrance hall, lounge, dining space, kitchen, wet room, WC and two double bedrooms.

The property is free of gas, with electric heaters throughout. Externally there is allocated residents parking and access to a private single garage.



Communal Entrance

Secure communal entrance with intercom system.

Entrance Hallway

Central entrance hallway with access through to all rooms and a fitted store cupboard.

Lounge

The impressively sized living space incorporates both a lounge and dining space, with access onto an enclosed patio space which can also be utilised as a private entrance.

Further features multiple windows to the front and side aspect.

Kitchen

Spacious kitchen with a great range of cabinet units, incorporating; free-standing electric oven with hob, extractor hood over, stainless steel drainer sink, washing machine and fridge-freezer.

Large obscured window to the side aspect.

Bedroom 1

Master bedroom, benefitting from a range of fitted wardrobes and a window to the rear aspect.

Bedroom 2

Double bedroom featuring a fitted wardrobe and window to the rear aspect.

Wet Room

Wet room, comprising of; electric shower, pedestal sink unit and WC. Also features fitted handrails, store cupboard and an obscured window to the side aspect.

WC

Beside the wet room is an additional WC with sink unit; ideal for guests.

External

There is private off-street residents parking to the front and rear of the building, with access through to a private single garage; offering a great storage space or secure vehicle parking.

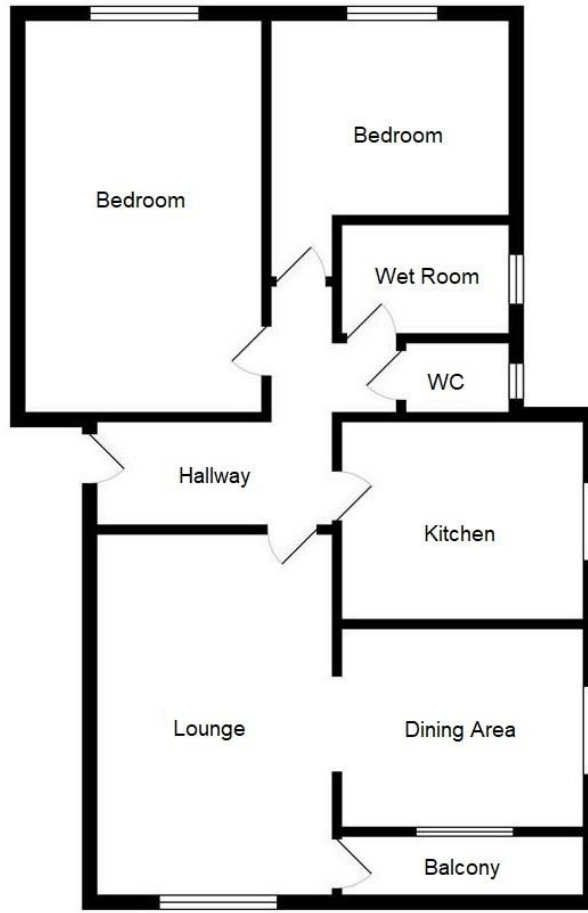
Additional Information

We understand the the property is subject to the below charges and lease (pending formal verification via a solicitor):

- Service Charge: £100 pcm
- Lease length: 999 years commencing 25 March 1968
- Ground Rent: We understand that no ground rent is payable

DISCLAIMER

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans exactly to scale. These details do not constitute part of any contract and are not to be relied upon as statements of representation or fact. The leasehold details featured within the description have been supplied by the vendor verbally and intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property and leasehold information from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures, or services so cannot confirm that they are in working order and the property is sold on this basis.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



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