



Park Road, Hesketh Park,
Southport, PR9



£135,000

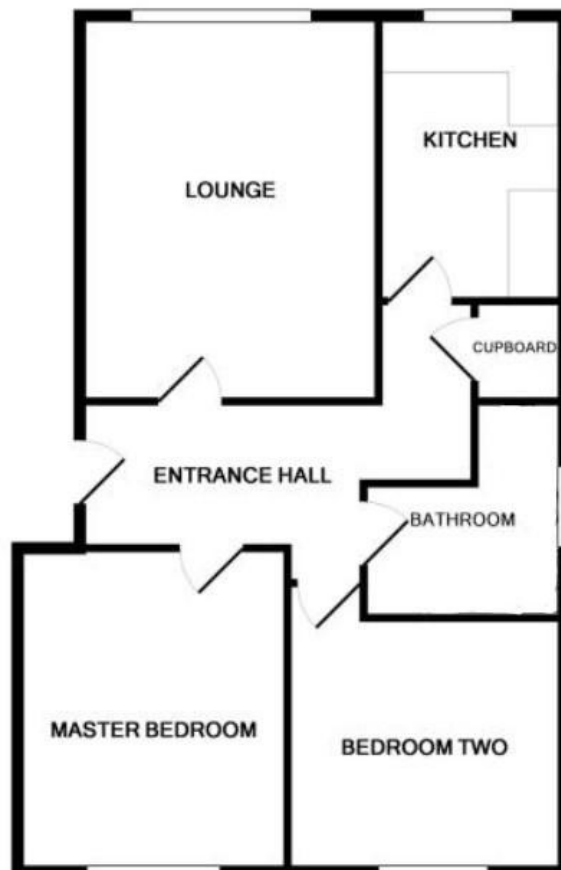
- NO ONWARD CHAIN
- Two Bedroom Apartment
- Hesketh Park Location
- Second Floor Situe
- Off-Street Parking
- Communal Gardens
- Leasehold
- EPC rating E



NO ONWARD CHAIN - Two bedroom second floor apartment situated in the popular area of Hesketh Park.

Ideal for a whole host of buyers, including; first-time buyers, landlords and those looking to downsize! The apartment offers good internal space with well-sized rooms, briefly comprising of; entrance hallway, lounge, kitchen, bathroom and two double bedrooms.

Externally there is the benefit of a private single garage, residents off-street parking and communal garden.



Communal Entrance

Secure communal entrance with intercom system and stairs leading to all floors.

Entrance Hallway

Private central entrance hallway with access to all rooms and a practical storage cupboard.

Lounge

Well-sized lounge with window to the front aspect.

Kitchen

A good range of cabinet units incorporate; single oven, gas hob with extractor hood over, stainless steel sink unit, breakfast bar and plumbing for washing machine.

Further features partly tiled walls and a window to the front aspect.

Bedroom 1

Double bedroom with a range of fitted wardrobes and cabinets. Window to the rear aspect.

Bedroom 2

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

Shower Room

Three-piece shower room, comprising of; tiled shower cubicle, pedestal sink unit, Wc, partly tiled walls and an obscured window to the side aspect.

External

Externally the property has the benefit of a private single garage, providing either a good storage space or secure vehicle parking. Additionally, there is off-street residents parking and a communal lawned garden.

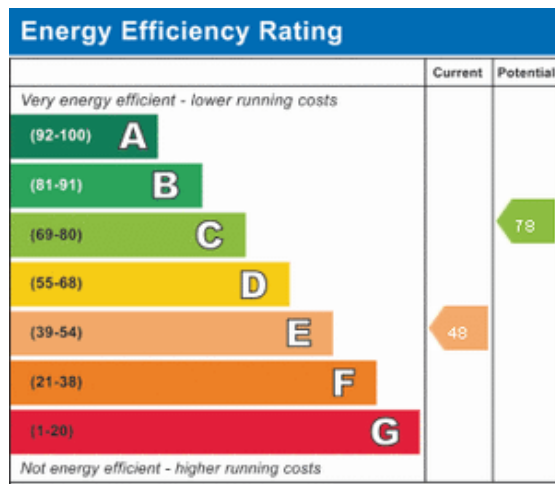
Additional Information

We have been informed of the following lease details and charges:

- Service Charge: £600 per annum
- Ground Rent: £20 per annum
- Lease Term: 999 years commencing from December 1980
- Management Company: Henderson Hall

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.



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