



Park Road, Hesketh Park,  
Southport, PR9



**£115,000**

- Two Bedroom Apartment
- NO CHAIN
- First Floor Situe
- Hesketh Park Location
- Off-Street Parking
- Council Tax Band: A
- Leasehold
- EPC rating C



**SOLD WITH NO CHAIN** - This two-bedroom first floor apartment, would make a truly fantastic first-home or addition to a buy-to-let portfolio!

Located on Park Road within the ever-popular Hesketh Park area of Southport. The property is well-positioned for access to a range of local amenities and conveniences, as well as Southport town centre only a short distance away!

Situated on the first floor, the property briefly comprises of; entrance hallway, lounge-diner, kitchen, bathroom and two bedrooms. The property would benefit from some modernisation, but offers a great prospect to those searching for an affordable first home, downsize or buy-to-let!

Externally the communal grounds of the building are superbly well-maintained and there is the benefit of private off-street residents parking.



## Communal Entrance

Secure communal entrance with intercom system. Stairs to all floors.

## Entrance Hallway

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

## Lounge 4.64m x 4.05m (15'2" x 13'4")

The lounge has retained the traditional high ceilings and coving, while benefiting from a dining space and a bay window to the front aspect.

## Kitchen 2.05m x 2.77m (6'8" x 9'1")

A range of fitted cabinet units, incorporate a stainless steel drainer sink, free-standing oven with hob, under-counter fridge and plumbing for a washing machine. Window to the front aspect.

## Bedroom 1 4.62m x 3.35m (15'2" x 11'0")

Well-sized double bedroom, with two windows to the front aspect and a range of fitted wardrobes.

## Bedroom 2 4.63m x 1.83m (15'2" x 6'0")

Single bedroom with a window to the side aspect.

## Bathroom 2.73m x 1.36m (9'0" x 4'6")

Three-piece bathroom suite with a window to the side aspect.

## Additional Information

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

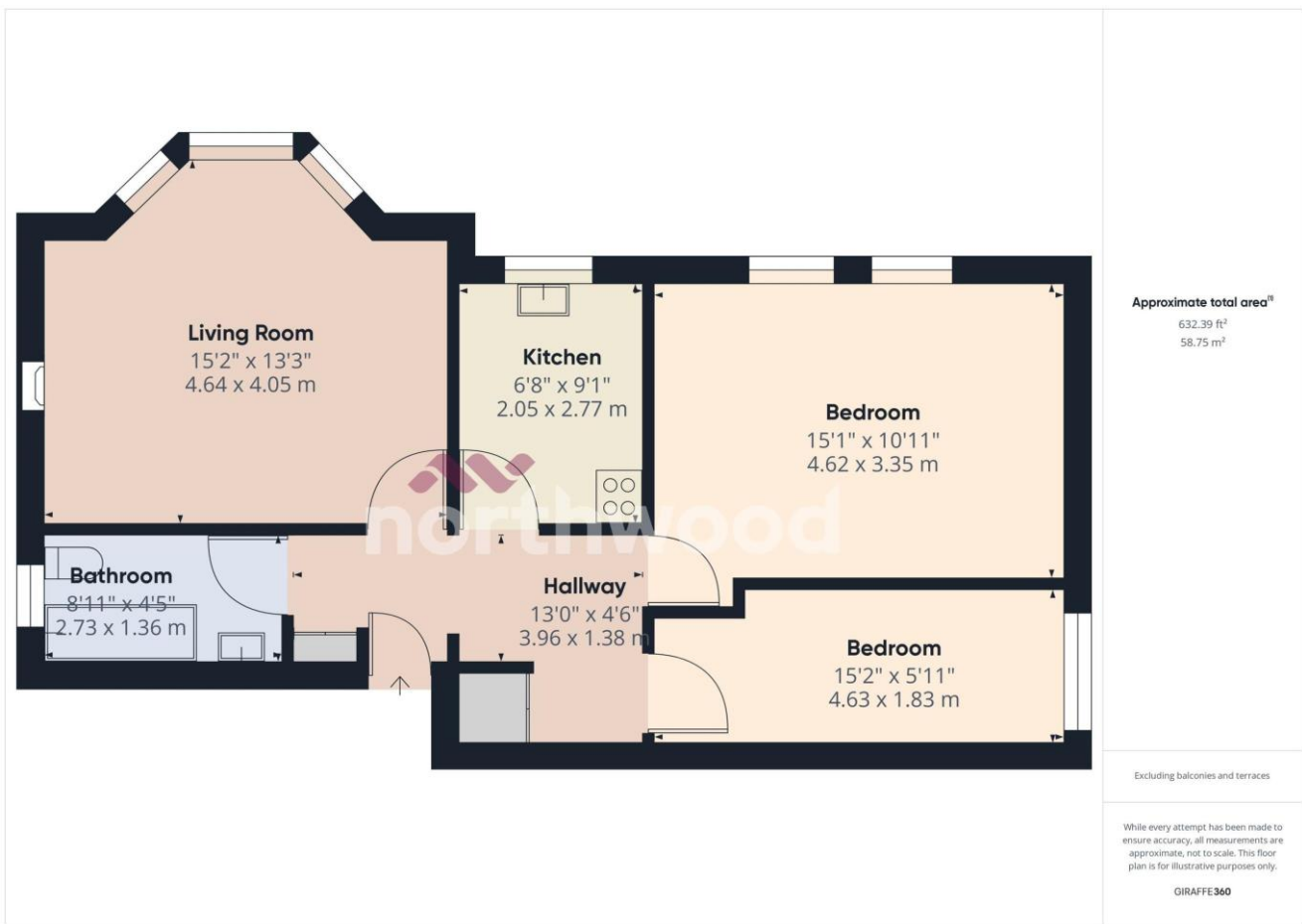
- Service Charge: £840.00 per annum (£70.00pcm)
- Ground Rent: N/A
- Lease Term: 999 years from 1<sup>st</sup> August 1985
- Management Company: T & T Estates

The property benefits from the use of private residents parking to the rear of the building.

## 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	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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