



northwood

Sandiway Court, Southport, PR9



**£159,950**

- Ground Floor Flat
- Two Double Bedrooms
- Living/Dining Room
- Modern Shower Room
- Beautifully maintained communal gardens
- Purpose Built Development
- Leasehold
- EPC rating C





Northwood are pleased to bring to market a beautifully presented, ground floor, 2-bedroom apartment. The apartment benefits from allocated garage parking and access into beautifully maintained communal gardens. Located in a purpose-built block and in a sought-after area within walking distance to Hesketh Park and close to Southport Town Centre.

Accommodation is well proportioned and briefly comprises of living/dining room, modern kitchen, 2 bedrooms, bathroom and separate cloakroom, WC. Generous storage space is provided by large 2 storage cupboards in the entrance hallway and Centre of the apartment.

Externally there are beautifully established communal gardens benefitting from paved areas and lawn areas giving buyers choice and space on where they want to relax. Only a short walk from Hesketh Park, it allows easy access to Southport Town Centre and all associated amenities and transport links. Parking is available in allocated private garage.

## Communal Entrance

Intercom system to all flats and large composite front door into entrance hall.

## Entrance Hallway

Glazed door and window through to living area and allowing light to flow through the apartment. Large cloakroom/storage cupboards.

## Living/Dining Room 6.14m x 3.79m (20'1" x 12'5")

Picture window to rear aspect, open to dining area and door leading directly through to kitchen.

## Kitchen 4.26m x 2.40m (14'0" x 7'11")

Window to rear aspect. Modern fitted kitchen with a range of wall level oven/grill, induction hob and extractor. Further appliances in

## Bedroom One 4.81m x 3.21m (15'10" x 10'6")

Window to front aspect. Master bedroom with space for bedroom

## Bedroom Two 3.71m x 2.98m (12'2" x 9'10")

Window to front aspect. Twin/double sized bedroom with space f

## Bathroom 2.40m x 2.31m (7'11" x 7'7")

Modern bathroom with large walk-in shower enclosure, WC and vanity sink unit. Large linen storage cupboard. Tiled walls, floor and chrome ladder radiator.

## Cloakroom/ WC

WC and vanity sink unit, tiled walls and floor.

## External

Externally there are beautifully established communal gardens benefitting from paved areas and lawn areas giving buyers choice and space on where they want to relax. Driveway leading to a block of garages, one allocated to the flat.

## Additional Information

We have been informed of the following charges and terms:

- Approximate Service Charge Per quarter of £240
- Lease term of 999 years, commencing in 1973 with a ground rent of £30

## 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	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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