



northwood

Park Road, Hesketh Park, Southport, PR9



£59,995

- Retirement Living
- First Floor Apartment
- Beautifully Presented
- Living Room/ Kitchen
- Double Bedroom
- Shower Room
- Leasehold
- EPC rating C



Northwood are pleased to present this lovely 1 bedroom apartment, in a quiet retirement complex. Located on Park Road, Southport. The property is over the road from the beautiful Hesketh Park; one of the most sought-after spots in Southport.

This fantastic block itself offers a comfortable and convenient living environment exclusively for those in retirement. There is a full range of facilities on site in the communal areas such as large living room, communal laundry, managers office and beautifully kept gardens all around the plot. The living room does also host events from time to time such as coffee mornings and resident meetings.

The apartment itself is set to the front of the building and enjoys views over well kept communal areas below. You enter via a hallway into a generously sized living room with open doorway to kitchen. Double bedroom with a range of fitted furniture and a shower room.

Communal Entrance

Intercom and key fobbed entrance give a secure and private entrance and enters a neutrally decorated hallway. Corridor leads to lift access and communal lounge.

Hallway

The apartment itself is entered via a wooden front door and leads into a hallway with doors to all rooms. Large built in storage cupboard.

Living Room 4.86m x 3.17m (15'11" x 10'5")

Window to front aspect. Neutrally decorated with feature wall, carpeted and wall lighting. Open doorway to kitchen.

Kitchen 1.60m x 2.19m (5'2" x 7'2")

Open from the living room. Range of fitted wall and base cabinets with stainless steel sink unit and integrated appliances such as oven and hob. Further appliances include fridge and freezer.

Bedroom 3.46m x 2.66m (11'5" x 8'8")

Window to front aspect. Full range for wardrobes, cabinets and over bed units which would comfortably fit a double bed underneath.

Bathroom 2.03m x 1.63m (6'8" x 5'4")

Three-piece bathroom suite with walk in shower enclosure and WC and sink in vanity unit with storage.

External

Beautifully kept gardens surround the building and are filled with mature shrubs, plants and lawns. A paved pathway leads directly out of the grounds and directly to a zebra crossing straight into Hesketh Park: making this an ideal place to enjoy a peaceful retirement. Along the side of the building is a private road leading to the rear and to a private resident car park.

Additional Information

Annual service charge - £2,379.74.

Paid in half March & September.

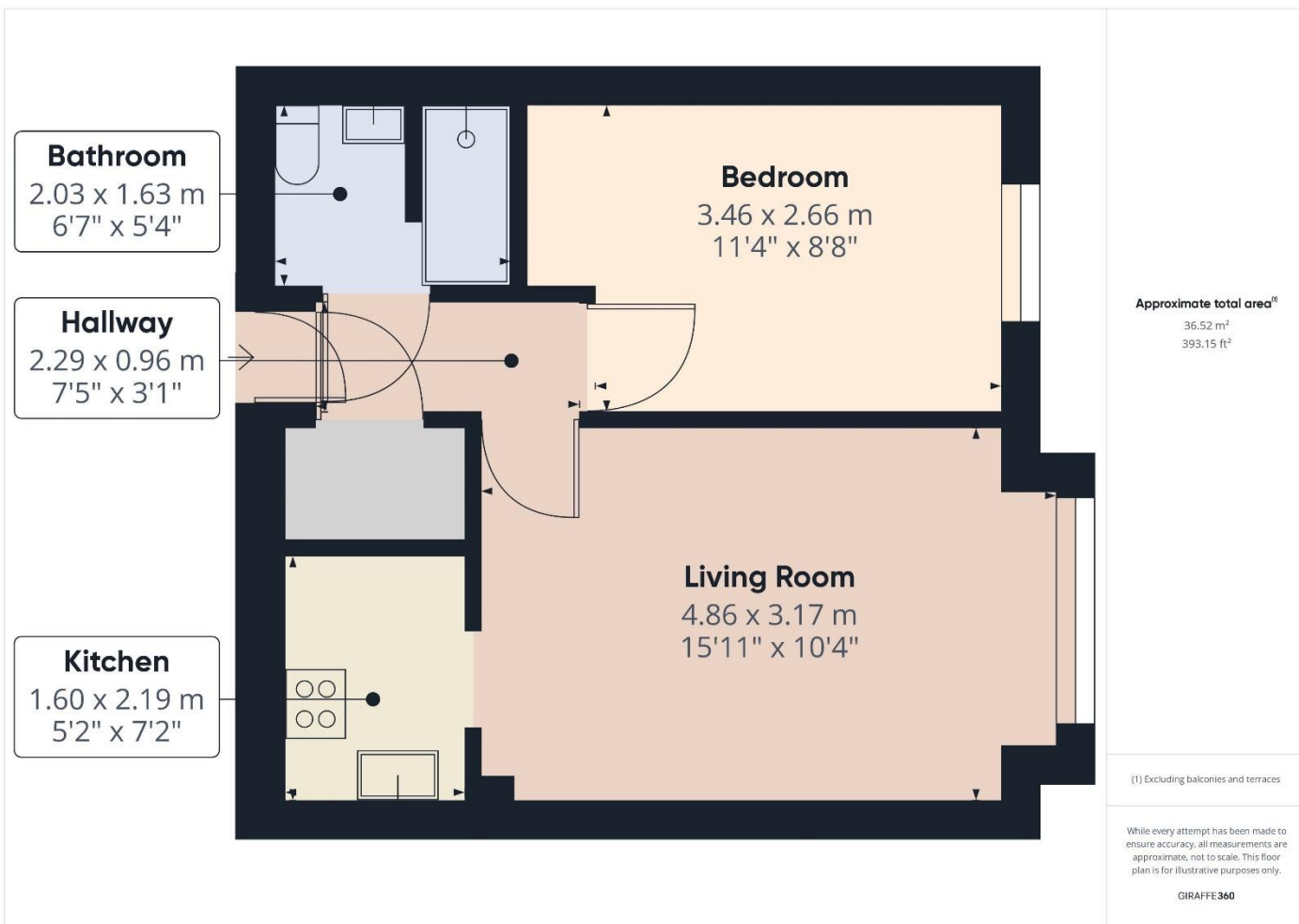
Annual Ground Rent - £427.06

Paid in half March & September

Managing Agent is First Port

Disclaimer

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) 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. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property 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	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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