



Hawkshead Street, Southport, PR9



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£77,000

- SHARED OWNERSHIP - Over 60s
- Popular Location
- 1st Floor Apartment
- Open Living/Dining Room
- Modern Kitchen & Bathroom
- 2 Bedrooms
- Leasehold
- EPC rating C



For sale is this well presented 70% shared ownership apartment, located in a charming over 60s retirement complex. Situated in a prime location with excellent public transport links and in close proximity to the vibrant Southport Town Centre. Although in need of some re-decoration, this property presents a unique opportunity for those looking to personalise their living space and add their own touch.

The heart of the home is the open-plan reception room, which serves as a living and dining area. This space is perfect for entertaining or enjoying a quiet evening at home. The reception room also benefits from a balcony terrace, adding an outdoor element to the property and providing a fantastic space to enjoy the surrounding views. The home includes a practical kitchen which has ample storage and benefits from integrated appliances.

The property boasts two bedrooms, the first of which comes complete with built-in wardrobes offering ample storage space. The second bedroom, while not as detailed, is of a generous size and is equally filled with potential. Lastly the apartment offers a recently upgraded shower room, which combines both modernity and functionality, providing a comfortable and refreshing space.

Externally to the front is private residents parking and well-kept green areas. A gate to the side of the building leads to a secluded shared garden again very well maintained with a lawn and established hedges.

Front Door & Entrance 2.64m x 2.95m (8'8" x 9'8")

Entering via your own front door into a vestibule with a straight staircase leading to your hallway and apartment.

Living/ Dining Room 3.76m x 6.75m (12'4" x 22'1")

Open plan living dining area with dual aspect windows and patio door to balcony terrace.

Kitchen 1.96m x 2.54m (6'5" x 8'4")

Modern kitchen with range of cabinets and integrated oven, hob and extractor.

Bedroom One 3.49m x 2.98m (11'6" x 9'10")

Range of fitted wardrobes and window to front.

Bedroom Two 1.81m x 3.63m (5'11" x 11'11")

Window to rear.

Shower Room 1.82m x 2.54m (6'0" x 8'4")

Window to rear aspect. Modern suite comprising large shower cubicle, WC and pedestal sink.

External

Externally to the front is private residents parking and well-kept green areas. A gate to the side of the building leads to a secluded shared garden again very well maintained with a lawn and established hedges.

Additional Information

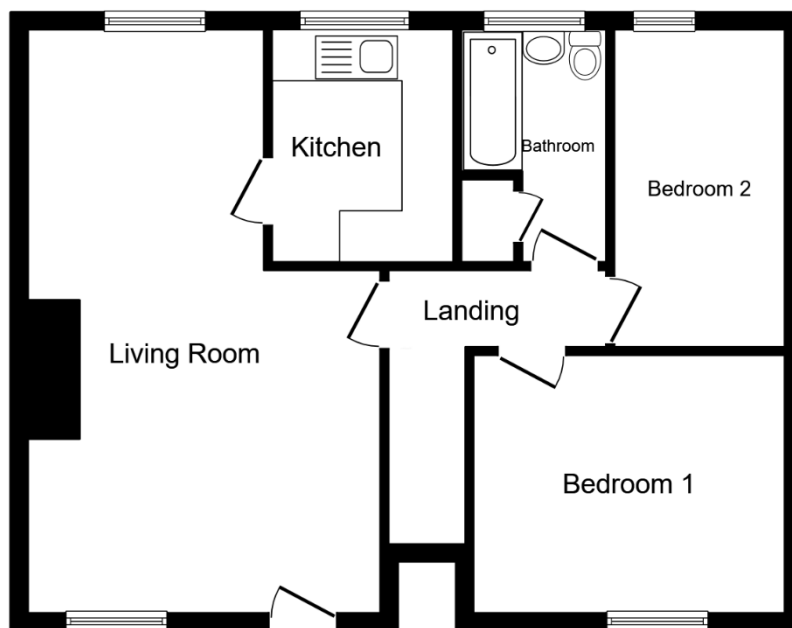
Shared ownership – 70% ownership. As it is a leasehold scheme for the elderly, the maximum share available to purchase is 70% (which they currently own), the remaining share is silent and never sold with Riverside. There is not rent payable on the remaining share. Any applicants must be assessed to apply for the property via an application pack.

Leasehold – 99 years from approx June 2017 -
monthly service charge is £121.39 per month.

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. 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.

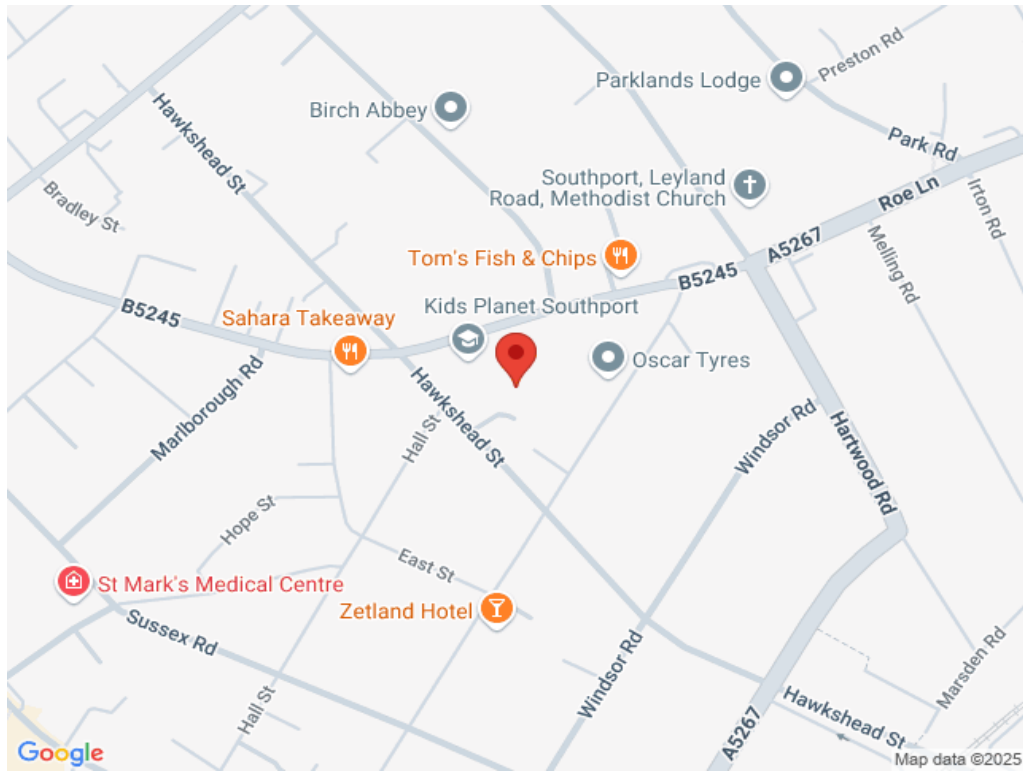




Floor Plan
Floor area 60.1 sq.m. (647 sq.ft.)

Total floor area: 60.1 sq.m. (647 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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