



**12 Marine Gate Mansions, Promenade,
Southport, PR9 0AU.
£400,000 Subject to Contract**

Marine Gate Mansions is a unique development where no two apartments are the same, and this Ground Floor apartment is the only apartment in this development to have two privately owned gardens. The apartment is situated on the Ground Floor, in the original Grade II listed building and offers striking, well-appointed accommodation, which briefly includes; communal entrance with entry-phone system, private entrance hall, WC, lounge, dining room, fitted kitchen, utility cupboard, and there are two bedrooms, one with a walk-in closet and both having en-suite facilities. A truly unique feature of this apartment are the two privately owned gardens, with the lounge and main bedroom both having a door leading to the walled, paved courtyard garden to the front and the kitchen and bedroom 2 have doors leading to the paved patio garden to the rear. Marine Gate Mansions stands in communal gardens, a double car-parking bay is located in the secure and gated underground parking garage with undercover access to the apartment. Leasehold information can be found at the following: www.marinegatesouthport.co.uk

Communal Entrance

Entry phone, access to the front door and also to the underground car parking facility.

Private Entrance Hall

Entry phone handset, burglar alarm control, feature tall wall radiator, fixture book shelving and display cabinet, useful cloaks cupboards. Luxury woodgrain LVT flooring, extending throughout the majority of the apartment.

Cloakroom - 1.52m x 1.24m (5'0" x 4'1")

White suite including wash hand basin, low level WC, feature 'Travertine' wall tiling. Chrome towel rail/radiator. Recessed spotlighting and extractor.

Lounge - 6.86m x 4.29m (22'6" x 14'1")

Attractive "Minster" style fire surround with coal-effect electric fire. Georgian-style double-glazed sash window and French door, both with plantation shutters and leading to the courtyard garden to the front. Recessed spotlighting. Open-plan with...

Dining Room - 6.86m x 2.57m (22'6" x 8'5")

With fixture book/display shelving, recessed spotlighting.

Kitchen - 3.2m x 5.26m (10'6" x 17'3")

Installed with a range of cream "Shaker" style units and surfaces. Appliances include; 'Neff' four-ring induction hob with 'Smeg' cooker hood above, split-level 'Neff' electric oven and combination micro-oven, LG free-standing American Style fridge and freezer, and 'Bosch' dishwasher. A range of base units with cupboards and drawers, wall cupboards, glazed and illuminated display shelving, part-wall tiling. Recessed spotlighting. Cupboard housing 'Worcester Greenstar' gas central heating boiler. Georgian style double-glazed sash window and French door, both with plantation shutters and leading to the front patio garden, overlooking the inner communal courtyard.

Airing Cupboard - Housing an unvented hot water cylinder.

Utility Room - 1.55m x 1.6m (5'1" x 5'3")

Single drainer stainless steel sink unit and mixer tap, base units, wall cupboards, working surfaces, plumbing for washing machine.

Bedroom 1 - 4.32m x 5.18m (14'2" x 17'0")

Recessed spotlighting. Wardrobes to one wall, Georgian sash double-glazed window and French door leading to the front patio garden. Further built-in wardrobes with sliding doors. Walk-in closet - 4'2 x 8'2 with open fronted shelving.

En Suite Bathroom - 2.57m x 2.44m (8'5" x 8'0")

White suite including vanity wash hand basin, low level WC, double-ended whirlpool bath with mixer tap, shower enclosure with thermostatic shower and body jets. 'Travertine' wall tiling and floor. Tall chrome towel rail/radiator, recessed spotlighting and extractor.

Bedroom 2 - 3.2m x 5.18m overall measurements (10'6" x 17'0" overall measurements)

LBT Flooring. Tall wall radiator, recessed spotlighting, double-glazed Georgian style sash window and door, both with plantation shutters, and leading to the rear patio garden.

En Suite Shower Room - 3.66m overall measurement x 1.24m (12'0" overall measurement x 4'1")

'Travertine' tiled walls and floor. Wash hand basin, low level WC, step-in shower enclosure with thermostatic shower and body jets. Recessed spotlighting and extractor, double-glazed Georgian style sash window. Chrome towel rail/radiator.

Outside

A particular feature of this delightful apartment are the two paved gardens. The paved patio overlooks the inner courtyard and is a perfect spot for the morning sun. The walled and paved courtyard garden to the front is ideal for the late afternoon and evening sun. Both are planned with ornamental paving, inset planting with a range of plants, shrubs and specimen plants. The extensive walled front garden, also having a Pergola and block-paved areas. Undercover access to the underground car parking space, which measures 18' x 13'10 ext. to 16'3, providing parking for two vehicles, a range of lockable storage cupboards and there is an electric power point.

Tenure

Leasehold with a remaining lease term of 999 years from 1st January 1997..

Service Charge

We believe that a Service Charge of £4700 is payable for the 2022-2023 period.

Further Leasehold information can be found here - www.marinegatesouthport.co.uk

Council Tax

Sefton MBC Band F.



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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