



Flat 8, 188 Lord Street, PR9 0QG

£125,000

'Subject to Contract'

We are delighted to have the opportunity to bring to the market this fabulous two-bedroom first floor apartment sat in an enviable spot with balcony's to both front and rear and overlooking Lord Street and the Northern Quarter to the front of the development. The accommodation briefly includes, secure and gated entrance with entry phone system there is also a passenger lift to all floors, staircase leads to first floor via communal entrance hall and leads to a private entrance with generous lounge/diner including balcony overlooking Lord Street and the Northern Quarter to front. Two double bedrooms are both linked by 'Jack & Jill' balcony overlooking communal courtyard to rear. The master bedroom also includes access to a modern en-suite shower room facility. There is also plentiful storage cupboard to entrance hall and access to a family bathroom W/C.

188 Lord Street is a development of just two purpose-built blocks, with gated entry and communal gardens available including a secure underground parking space. The development is located for the many facilities of Lord Street and Southport Town Centre.

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Southport's Estate Agent

Communal Entrance Hall

With stairs and passenger lift to all floors, staircase leads to first floor.

First Floor

Private Entrance Hall

Utility cupboard houses hot water cylinder and plumbing available for washing machine. Separate storage cupboard to side. Woodgrain laminate style flooring and recessed spotlighting.

Lounge/ Diner - 5.84m x 6.83m (19'2" x 22'5" excluding Kitchen)

Open plan lounge with Upvc double glazed window and Upvc double glazed patio door leading to front facing balcony overlooking Lord Street and the Northern Quarter. Lounge includes two electric wall heaters and open plan access leads to dining area to...

Kitchen - 2.41m x 3.02m (7'11" x 9'11")

Includes a range of built in base units with cupboards and drawers, wall cupboards and working surfaces. One and half bowl sink unit with mixer tap and drainer. Appliances include four ring ceramic style hob with funnel style extractor hood above. Electric oven, fridge freezer and part wall tiling, tiled flooring and recessed spot lighting.

Master Bedroom - 5.13m x 3.43m (16'10" x 11'3" overall measurements)

Upvc double glazed sliding patio door provides access to rear facing 'Jack and Jill' style balcony overlooking communal courtyard to the rear. Fitted wardrobes included with electric wall heater and door leads to...

Ensuite Shower Room/ Wc - 1.17m x 2.51m (3'10" x 8'3")

Block glazed window, three-piece modern suite comprising of low-level Wc, pedestal wash hand basin, step in shower enclosure with glazed sliding shower screen and plumbed in shower. Part wall tiling, ladder style heated towel rail, tiled walls, recessed spotlighting and extractor.

Bedroom Two - 4.72m x 3.1m (15'6" into recess x 10'2" overall measurements)

Double bedroom currently arranged as a sitting room with Upvc double glazed French doors leading to rear facing 'Jack and Jill' style balcony overlooking communal courtyard and linking Master Bedroom. Electric wall heater.

Bathroom/ Wc - 2.51m x 2.08m (8'3" x 6'10")

Block glazed window, three-piece modern white suite comprising of low-level Wc, pedestal wash hand basin with mixer tap, panelled bath with glazed shower screen with mixer tap and shower attachment. Ladder style heated towel rail, tiled flooring, recessed spotlighting and extractor.

Outside

Underground allocated car parking space.

Maintenance

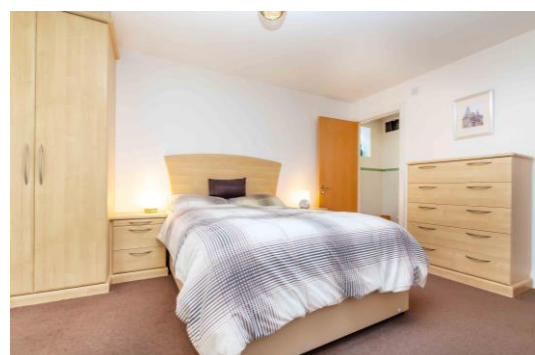
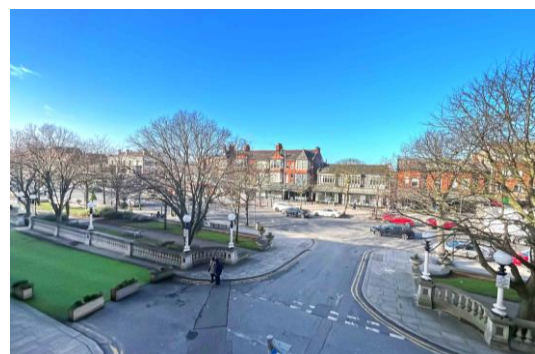
We understand that the day to day running of the development is supervised by Randall & Ritner current Service Charge we understand to be payable in the region of £3,200 per annum. We also understand that a parking space is allocated and number 22 including separate visitor and residents parking permit.

Council Tax

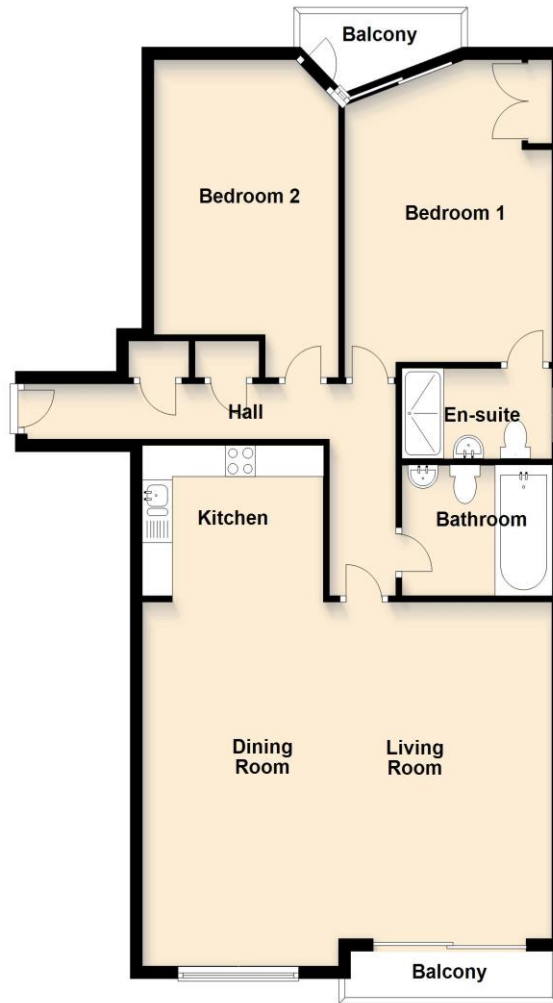
We understand the Council Tax is Sefton MBC Band E

Tenure

We understand the Tenure of the property is Leasehold with a Lease term remaining of 999 years from 1 January 2007

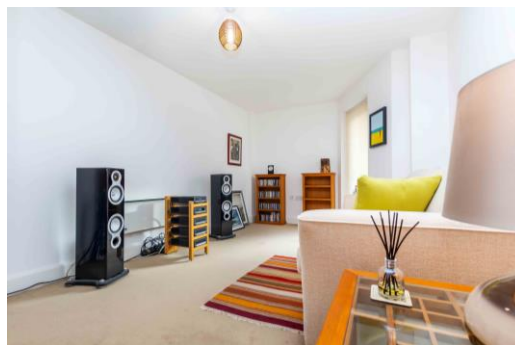


First Floor



Floor plans are for illustration only and not to scale
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(11-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	



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