



**26 The Residences, European House,  
28-30 Hall Street, Southport, PR9 0SE.  
£85,000 Subject to Contract**

Ideal investment property, the apartment is currently let on an assured shorthold tenancy agreement, producing an annual yield of approximately 8.4%.

The apartment offers modern open-plan living, conveniently situated for the Southport Town Centre facilities. Facilities at European House include a large rooftop garden, residents' gymnasium and an allocated car parking space.

**Communal Entrance Hall**

Entryphone and key coded entry system. With stairs and lift to First Floor, the residents sky terrace and the resident's gymnasium.

**First Floor**

**Entrance Hall**

Tall radiator, entry-phone handset. Opening to sleeping area, with recess for double bed, built-in wardrobe with mirrored sliding doors.

**Lounge/Dining/Kitchen**-4.37m x 2.01m extending to 2.65m (14'4" x 6'7" extending to 8'7")

UPVC double-glazed windows to the side, single drainer stainless steel sink unit, base units with cupboards and drawers, wall cupboard, working surfaces, four-ring ceramic hob with cooker hood above, electric oven below, integral fridge and washing machine. Cupboard housing gas central heating boiler.

**Sleeping Area**

**Shower Room**-2.39m x 1.6m reducing to 0.97m (7'10" x 5'3" reducing to 3'2")

Step-in shower enclosure with thermostatic shower, vanity wash hand basin with drawers below, low level WC, tiled walls and floor, extractor, recessed spotlighting and electric shaver point. Towel rail/radiator.

**Communal Gym**

Communal gym with the latest equipment, including; weights, treadmills and spinning bikes.

**Sky Garden**

A communal rooftop terrace for the use of the residents with sun loungers and picnic tables.

**Outside**

Bike store and allocated car parking space.

**Council Tax**

Sefton MBC Band A.

**Tenure**

Leasehold with a remaining lease term of 999 years from 1st August 2020.



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) <b>A</b>		
(81-91) <b>B</b>	81	81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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