



**Flat 6 Ennismore Gardens, 20 Park Avenue, Hesketh Park,
Southport, PR9 9LT
£127,500
Subject to Contract**

This flat is situated on the first floor and at the rear of Ennismore Gardens, a purpose built development of 1 and 2 bedroom flats situated in a popular residential location. The location is convenient for nearby Hesketh Park and further facilities can be found at Churchtown Village and the Southport Town Centre. The centrally heated and double glazed accommodation briefly includes; a communal entrance hall with stairs and lift to the first floor, a private entrance hall, lounge open plan with kitchen the lounge area having patio doors leading to a lovely balcony and the kitchen is installed with a range of built in appliances, bedroom, bathroom and Wc. The development stands in communal gardens to front and rear, with parking to the rear.

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Southport's Estate Agent

Communal Entrance

Entry phone system, stairs and lift.

First Floor

Private Entrance Hall

Entry phone handset.

Lounge/Kitchen - 3.45m x 6.32m (11'4" x 20'9")

Upvc double glazed window and Upvc double glazed patio side screen leading to a balcony with a stainless steel handrail and glass balustrade overlooking the communal rear garden.

The Kitchen area is installed with, a single drainer sink unit with mixer tap, a range of base units with cupboards and drawers, wall cupboards, woodgrain working surfaces incorporating breakfast bar. Four ring gas hob with cooker hood above, electric oven below, integral fridge and freezer, integral dishwasher and space for a washing machine. Wall cupboard housing 'Main' gas central heating boiler. Recessed spotlighting.

Bedroom - 3.23m x 2.95m (10'7" reducing to 8'7" x 9'8")

Upvc double glazed window. Fitted wardrobe sliding doors.

Bathroom - 3.18m x 1.57m (10'5" x 5'2")

Panelled bath with mixer tap and shower attachment and shower screen, vanity wash hand basin with cupboards below, low level Wc. Part wall tiling, recessed spotlighting and extractor, chrome towel rail/radiator. Upvc double glazed window.

Outside

Communal gardens and carparking space.

Service Charge

The freeholder, Argyle Developments supervises the running of the development and we understand the service charge is currently £870.00 per annum.

Council Tax

Sefton MBC band B

Tenure

Leasehold from and including 27 June 2006 to and including 26 June 2905 Ground Rent £300.00.

Note

Please note purchase price includes all carpets and curtains.



First Floor



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



Chris Tinsley Estate Agents confirm that they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.