



**23 The Residences, European House, 28-30 Hall Street, Southport,  
PR9 0SE**

**£87,500**

**Subject to Contract**

Ideal investment property, the apartment is currently let on an assured shorthold tenancy agreement, producing an annual yield of approximately 9%.

The apartment offers modern open-plan living, conveniently situated for the Southport Town Centre facilities. Facilities at European House include a large rooftop garden, resident's 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. Door to...

### Bathroom - 1.37m ext. to 2.31m x 3.05m (4'6" ext. to 7'6" x 10'0")

Panelled bath with mixer tap, vanity wash hand basin with drawers below, low level WC. Shower enclosure with thermostatic shower. Chrome towel rail/radiator. Electric shaver point, fully tiled walls and floor. Recessed spotlighting and extractor.

### Lounge/Dining/Kitchen - 2.57m x 4.6m (8'5" x 15'1")

Single drainer stainless steel sink unit and mixer tap, a range of base units with cupboards and drawers, wall cupboards, working surfaces. Midway wall tiling, four-ring ceramic hob with cooker hood above and electric oven below, integrated fridge, integrated washing machine. Cupboard housing 'Ferrol' gas central heating boiler.

### 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

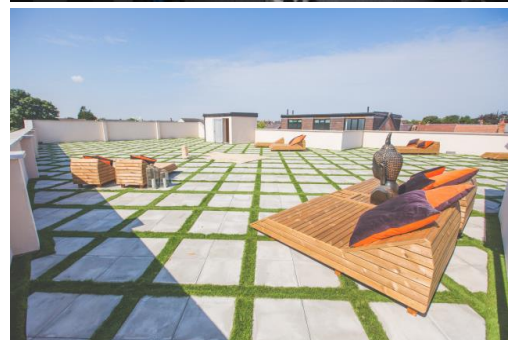
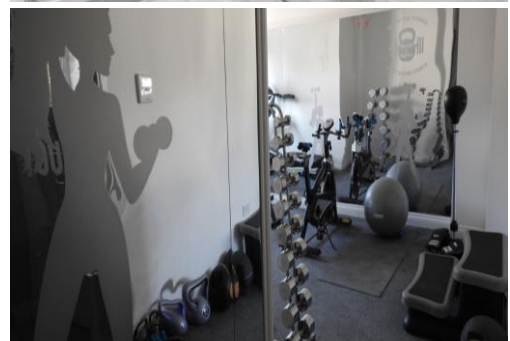
Bike store and allocated car parking space.

### Council Tax

Sefton MBC Band A.

### Tenure

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



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	82
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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