



**98 Sandown Court, Southport, PR9 0HF**  
**'Offers In Excess Of' £110,000**  
**'Subject to Contract'**

A deceptively spacious, one bedroom flat situated to the ninth floor of a purpose-built development in an extremely convenient central location ideal for Lord Street and the Town Centre facilities. The property is well presented throughout and features a lounge/diner with a private balcony including access to separate modern style kitchen. There is one double bedroom and bathroom with Wc. The flat also offers plentiful storage. The block benefits from a passenger lift to all floors and a manned porter's desk to the secure communal entrance. Allocated and visitor parking is available.

12A Anchor Street, Southport, Merseyside PR9 0UT  
01704 512121 F 01704 512122  
sales@christinsley.co.uk www.christinsley.co.uk

*Southport's Estate Agent*



## Communal Entrance

Entry phone system and stairs including passenger lift leads to all floors. Porters desk.

## Ninth Floor

### Private Entrance Hall

Useful built in storage cupboard with hanging space and shelving, door leads to main reception room and bedroom.

### Bedroom 1 - 4.09m x 3.18m (13'5" x 10'5")

Upvc double glazed window provides Southeast facing orientation views over Lord Street roovescape and out towards Winter Hill. Electric wall heater and woodgrain laminate style flooring.

### Lounge - 5.94m x 3.28m (19'6" x 10'9")

Upvc double glazed window and door provide access leading to private balcony with further Southeast facing orientation providing unrivalled views over Southport Town Centre roovescape. Electric wall heater to lounge with coal effect style electric fire with resin surrounds and hearth. Internal door leads to both kitchen and inner hall access with further built in storage cupboard leads to bathroom/ WC.

### Breakfast Kitchen - 3.15m x 1.91m (10'4" x 6'3")

Upvc double glazed window overlooks front of development providing Southeast facing views over Lord Street and beyond. An attractive fitted kitchen with a range of built in base units including cupboards and drawers, wall cupboards and working surfaces incorporating breakfast bar. Single bowl sink unit with mixer tap and drainer. Space is available for cooker, space for free standing fridge freezer and there is woodgrain laminate style flooring, partial wall tiling, and door leads to useful built in airing cupboard providing additional linen storage with separate locked secure door leading to service shaft.

### Bathroom/ WC - 1.93m x 2.9m (6'4" into recess x 9'6")

Three-piece modern suite comprising low level WC, pedestal wash hand basin with mixer and twin grip panelled bath with mixer tap and shower attachment. Tiled walls, tile effect vinyl covered flooring and display storage shelving to recess.

## Facilities

Communal facilities include waste collection cupboard, which is emptied on a regular basis, on the landing, the floors are served by two passenger lifts and staircase. The porters' desk is located to the ground floor which is manned during the week and on a Saturday morning.

## Outside

Communal parking is available.

## Service Charge

We are advised the managing agents are 'Todd and Turner' of Houghton Street Southport and the current service charge is payable in the region of £127 per calendar month to including building insurance and water rates, we understand that sewage rates are payable separately. (Subject to formal verification)

## Tenure

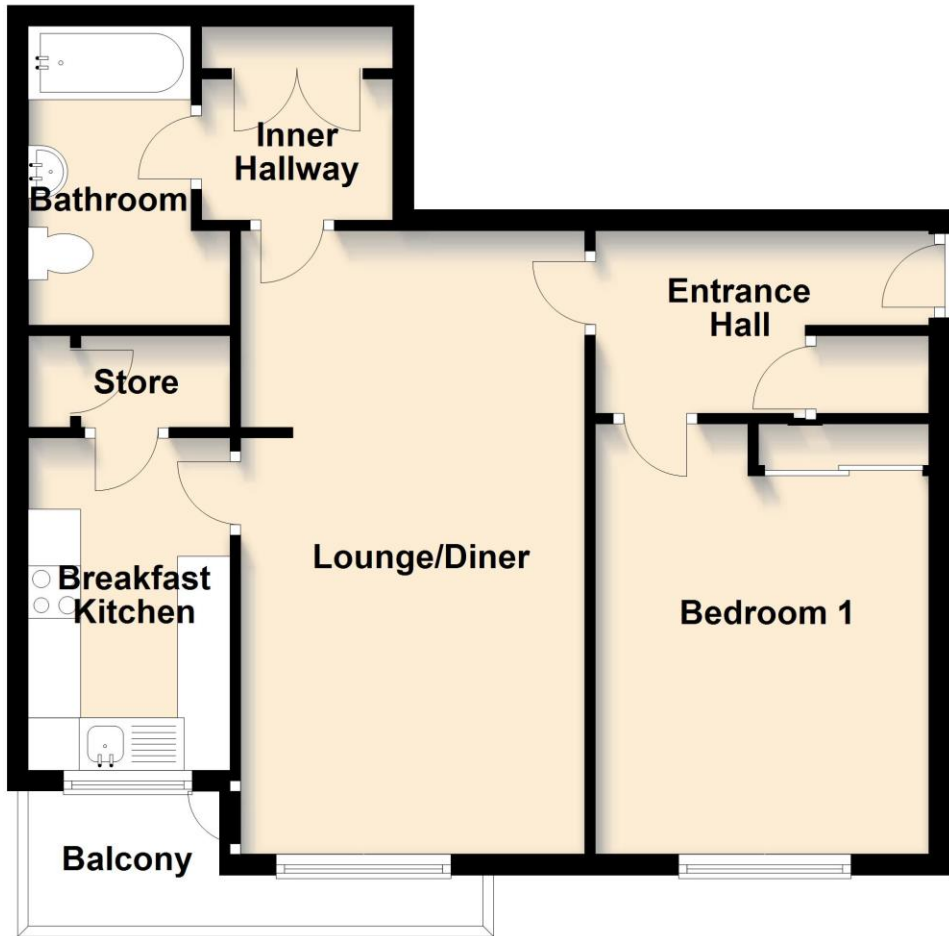
Leasehold for 999 years from 25 December 1965 with a ground rent payable of £55 per annum.

## Council Tax

Sefton MBC band A.



## Ninth 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.