



**Apartment, Bramble Court, Kew,
Southport, PR8 5FE
£149,950 Subject to Contract**

An early viewing is recommended to appreciate the extent of the accommodation offered by this centrally heated and double glazed flat. The flat is one of the larger style flats located in this purpose built development, which is approximately 4 1/2 years old. The accommodation is approached via communal entrance with entry phone and lift and very briefly includes; entrance hall with cloaks/utility cupboard, a lounge open plan with a dining kitchen including a range of built-in appliances, one large family bathroom, two spacious bedrooms that can accommodate king-size beds, the master bedroom has an adjacent en-suite shower room. Bramble Court stands in communal gardens and there is an allocated parking space together with two electric vehicle charging points. Bramble Court is situated on the popular Pavilion Gardens development and Kew, with further facilities located at the Southport Town Centre

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Southport's Estate Agent

Communal Entrance

Video entry phone. Stairs and lift to all floors.

Second Floor

Entrance Hall

Woodgrain laminate flooring. Double doors to a useful cloaks/utility cupboard which is plumbed for a washing machine and has an extractor..

Lounge/Kitchen - 7.44m x 3.28m (24'5" x 10'9" extending to 11'7")

Lounge with woodgrain flooring, Upvc double glazed double doors to a 'Juliet' balcony. Dining kitchen with, single drainer stainless steel sink unit, a range of base units with cupboards and drawers, wall cupboards and working surfaces. Zanussi four ring gas hob with Zanussi cooker hood above and Zanussi cooker below, integrated fridge and freezer and dishwasher. Cupboard housing 'Ideal' gas central heating boiler. Upvc double glazed windows.

Bedroom 1 - 3.35m x 2.82m (11'0" x 9'3")

Upvc double glazed windows.

En Suite Shower Room - 1.91m x 1.75m (6'3" x 5'9")

Pedestal wash hand basin and low level WC, step in shower enclosure with electric shower. Towel rail/radiator and extractor.

Bedroom 2 - 3.3m x 2.92m (10'10" x 9'7")

Two Upvc double glazed windows.

Bathroom - 3.81m x 1.98m (12'6" x 6'6" overall measurements)

Panelled bath with mixer tap, pedestal wash hand basin and low level WC. Electric shaver point, part wall tiling, heated towel rail/radiator and extractor.

Outside

Communal gardens, one allocated car parking space (Number 11), two electric vehicle charging points on a pay as you go basis.

Service Charge

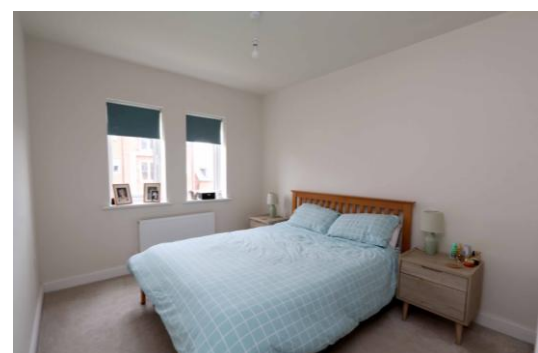
The development is managed by RMG Living, we are advised that the current service charge is in the region of £130 per calendar month.

Tenure

Leasehold for 999 years from 1 March 2016.

Council Tax


Sefton MBC band B.



Second 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	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 	



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