



**Apartment 3, South Hill**  
**9a Lord Street West, PR8 2BH, £225,000**  
**'Subject to Contract'**

Early internal inspection is strongly recommended of this deceptive spacious modernised ground floor apartment with private patio which overlooks the communal gardens at the development. The well-presented apartment is installed with gas central heating and double glazing and briefly comprises; entrance hall with useful storage cupboards, large front living room/dining room with access to balcony, modern fitted kitchen, three bedrooms, one arranged as a home office, modern shower room and additional separate WC. Outside there is delightful communal gardens and access to a garage forming part of a separate block to the rear. South Hill is located in an established residential area adjacent to the many amenities of Lord Street shopping boulevard and Southport Town Centre. The promenade and beach are readily accessible as is Birkdale shopping Village with the railway station on the Southport to Liverpool commuter line.

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

With audio entry access, stairs and passenger lift to all floors.

## Ground Floor

### Private Entrance Hall

Generous private entrance hall with entry phone handset, useful built in storage cupboards including hanging space and shelving, and further door leads to....

### Living Room/ Dining Area - 6.17m x 6.35m (20'3" reducing to 12'9" x 20'10" overall measurements)

Living room open plan to dining area including Upvc double glazed sliding patio doors leading to private patio area concealed by a wrought iron railing and overlooking communal gardens to side. Lounge provides gas fire with Upvc double glazed windows and spotlighting. Open plan to dining area and door leads to...

### Breakfast Kitchen - 4.24m x 2.26m (13'11" x 7'5")

Modern breakfast kitchen with Upvc double glazed window overlooking rear of development to private block of garages. Kitchen comprises range of grey shaker style units including a number of cupboards and drawers, wall cupboards and working surfaces incorporating breakfast bar. One and half bowl sink unit with mixer tap and drainer. Appliances include 'Hotpoint' electric oven, four ring ceramic style hob and concealed extractor hood above. Space is available for free standing fridge freezer, plumbing for washing machine and dishwasher. Partial wall panelling, wall mounted 'Vaillant' combination style central heated boiler system.

### Bedroom 1 - 4.24m x 3.61m (13'11" x 11'10" to rear of wardrobes)

Upvc double glazed window overlooks side communal garden and provides an extensive range of fitted cupboards with flyover storage units, bedside cabinets, knee hole dressing table and separate sliding vanity mirrored wardrobes located to one wall. Double bedroom with spotlighting.

### Bedroom 2 - 4.27m x 2.41m (14'0" x 7'11" excluding entry door recess)

Upvc double glazed window. Double bedroom.

### Bedroom 3/ Office - 3.15m x 2.16m (10'4" x 7'1")

Upvc double glazed window, bedroom in use as home office.

### Shower Room/WC - 3.12m x 1.75m (10'3" x 5'9")

Modern three-piece suite comprising low level WC, pedestal wash hand basin and entry level shower enclosure with glazed shower screen, plumbed in shower and wall grip. There is also separate retractable shower seat, wall to floor cladding and ladder style chrome heated towel rail. Opaque Upvc double glazed window.

### WC - 2.01m x 0.89m (6'7" x 2'11")

Opaque Upvc double glazed window with low level WC, wash hand basin and tiled splashback.

## Outside

There are well maintained, established communal gardens adjoining the development with a driveway leading to a garage forming part of a separate block to the rear.

## Service Charge

We understand the day to day running of the development is overseen by 'Todd and Turner Management' (01704 534171) who advised that the service charge is variable, through amounts to approximately £100 per calendar month to include window cleaning, garden and communal area maintenance. This also includes building insurance, sinking fund and managing agent fees. (Subject to formal verification)

## Council Tax

Sefton MBC band D.

## Tenure

Leasehold for 999 years from 12 October 1984 with a ground rent payable of £90 per year.



## Ground 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.