



## **34 The Apartments, Marine Gate Mansions Promenade, PR9 0AU, 'OIEO' £450,000 'Subject to Contract'**

Marine Gate Mansions is a unique development where no two apartments are the same, and this unique Forth Floor apartment is no exception. The apartment enjoys access to a feature mezzanine living area in the original Grade II listed building and offers striking, well-appointed accommodation including exposed beams to feature vaulted ceiling. Internally the generous living accommodation very briefly includes; communal entrance with entry-phone system and passenger lift to all floors, private entrance hall with WC, Utility and ample built-in storage, all three double bedrooms to the lower forth floor level benefit en suite, the master also including walk-in dressing room. A fixed staircase leads to the stunning mezzanine level, offering open plan living/dining area and modern fitted kitchen. The views to front boast the best orientation in the development, overlooking the Marine Lake and out to the Fylde Coast and beyond! There is also access to private roof top terrace allowing the purchaser the rarity of their very own outside space! Marine Gate Mansions stands in communal gardens, a double car-parking bay is located in the secure and gated underground parking garage with undercover access to the apartment. Leasehold information can be found at the following: [www.marinegatesouthport.co.uk](http://www.marinegatesouthport.co.uk)

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*Southport's Estate Agent*



## Communal Entrance

Stairs and passenger lift, with garage access, automatic lighting.

## Fourth Floor

### Private Entrance Hall

With Amtico flooring, a number of useful built in storage cupboards and door leading to cloakroom/ WC. Separate staircase with toughened glazing to balustrade leads to upper mezzanine living area.

### Cloakroom/WC - 0.81m x 1.63m (2'8" x 5'4")

Low level WC, wash hand basin with mixer tap and partial granite wall tiling. Amtico flooring, vanity wall mirror and extractor.

### Master Bedroom - 5.11m x 4.52m (16'9" x 14'10" overall measurements)

Double glazed hard wood sash windows overlook front of development with unrivalled views to the Marine Lake, Irish Sea and Fylde Coast beyond. Coving and recessed spotlighting. A number of doors give access to walk in dressing room and ensuite. Dressing room measures 8'4" x 6'9" with an extensive range of fitted hanging space and shelving, recessed spotlighting. Ensuite measures 8'3" x 5'11" excluding recess and includes five-piece suite, low level WC, wash hand basin with mixer tap, panelled bath with mixer tap and telephone style shower attachment, step in shower enclosure with plumbed in shower and body jet feature and separate steam room/ sauna inset. Amtico flooring, ladder style chrome heated towel rail, recessed spotlighting and extractor.

### Bedroom 2 - 4.9m x 4.37m (16'1" x 14'4" into recess)

Two hardwood double glazed sash windows overlook communal gardens and courtyard area. Amtico flooring laid with fitted wardrobes and vanity mirror. Recessed spotlighting and inner door leading to....

### Ensuite Shower Room - 1.96m x 1.52m (6'5" x 5'0")

Three-piece modern suite comprising low level WC, pedestal wash hand basin with mixer tap and corner step in shower enclosure with plumbed shower and body jet feature. Tiled walls with ladder style chrome heated towel rail, Amtico flooring, recessed spotlighting and extractor.

### Bedroom 3 - 2.62m x 3m (8'7" excluding entry door recess x 9'10")

Double glazed sash window overlooks Marine Lake and unrivalled views to the Fylde Coast. Fitted wardrobes, recessed spotlighting. Amtico flooring and door leads to...

### Ensuite Shower Room/ WC - 1.42m x 2.49m (4'8" x 8'2" into recess)

Three-piece modern suite comprises low level WC, pedestal wash hand basin and step in shower enclosure with plumbed in body jet feature. Ladder style heated towel rail, tiled walls and flooring, separate useful storage cupboard to under stairs and recessed spotlighting.

### Utility Cupboard

Houses plumbing for washing machine, range of useful wall cupboards and ladder style chrome heated towel rail.

### Upper Mezzanine Level

With turn staircase off entrance hall giving access to magnificent living area and roof terrace.

### Magnificent Living Room/Diner - 7.75m x 8.31m (25'5" x 27'3" overall measurements)

Hard wood double glazed sash windows provide unrivalled views to front of development overlooking Marine Lake, Irish Sea and Fylde Coast beyond. Open plan access to dining area perfect for entertaining and fitted media wall unit inset with TV recess and shelving. The defining feature of the magnificent lounge has to be the vaulted and beamed ceiling, a real showstopper with recessed spotlighting, ceiling fan and light point. Two further 'Velux' style windows to roof pitch maximising natural light and separate door leads to private roof terrace. The roof terrace is tiled and provides views overlooking development and courtyard internal, wrought iron railings and external power and water tap. In the opinion of the Estate Agent a most definite feature.

### Breakfast Kitchen - 4.47m x 3.15m (14'8" x 10'4")

Modern style breakfast kitchen with a range of high gloss 'Poggenpohl' base units with cupboards and drawers, wall and glazed china cupboards and working surfaces with one and half bowl sink unit, mixer tap and drainer. Working surfaces incorporate breakfast bar with appliances include five ring ceramic hob with stainless steel splashback and concealed extractor above. Electric double oven, space for free standing fridge freezer and part wall tiling. The kitchen also enjoys vaulted beam ceiling leading magnificent living area, perfect for entertaining.

### Outside

The development benefits from attractive communal gardens with water feature and provides both visitor and access to the underground car parking space, providing parking for two vehicles including passenger lift access.

### Maintenance

We believe that a Service Charge of £4740 is payable for the 2023-2024 period, this includes money put aside for the development's 'reserve' fund, which occurs every 3-4 years roughly for the big building works required. (Subject to formal verification)

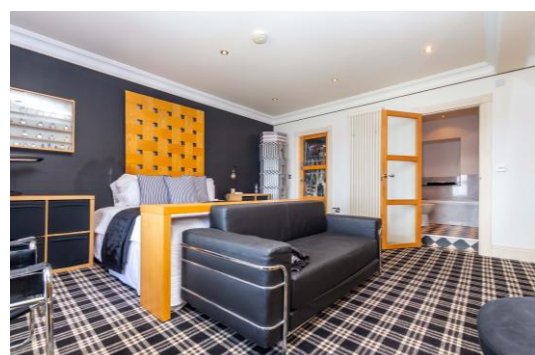
Further Leasehold information can be found here - <https://www.marinegatesouthport.co.uk>

### Council Tax

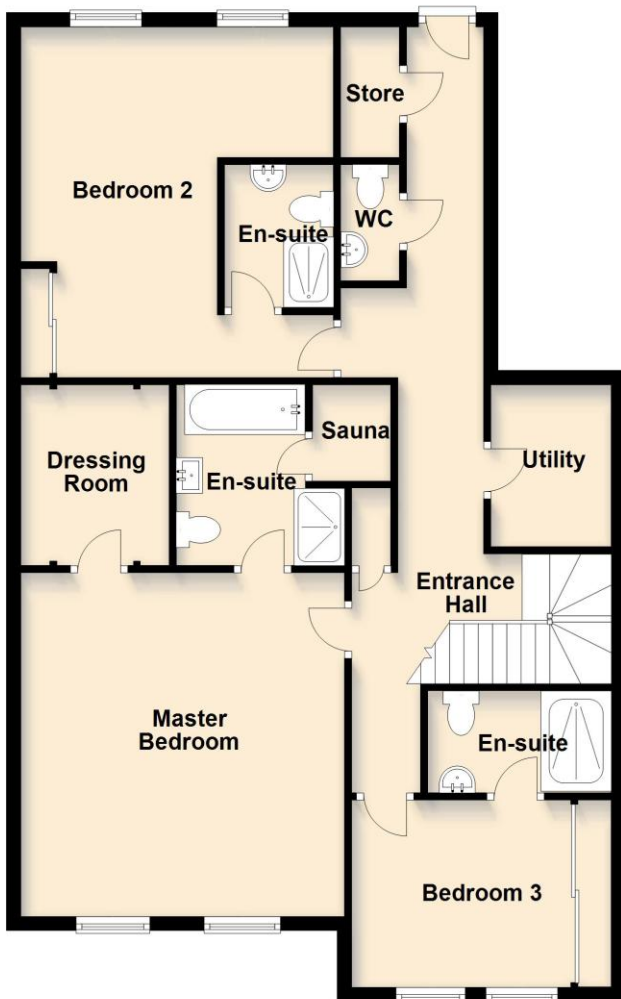
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### Tenure

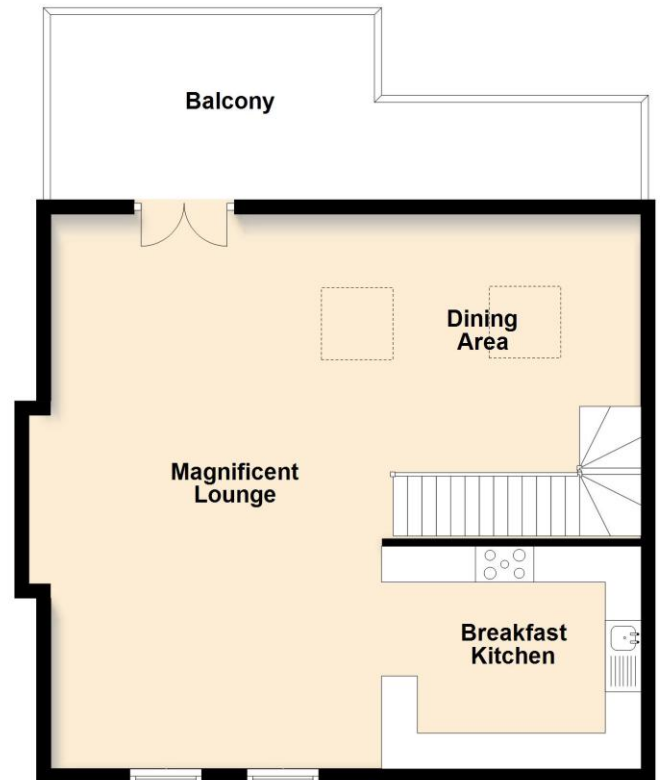
Leasehold for 999 years from 1 January 1997.



#### Fourth Floor

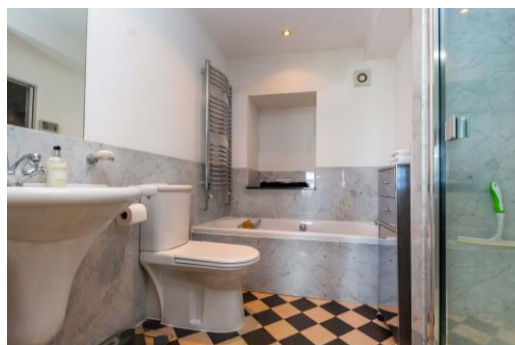


#### Mezzanine



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		82
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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