



**4 Marine Gate Mansions
Promenade, PR9 0AU, £425,000
'Subject to Contract'**

Apartment 4 Marine Gate Mansions forms part of the prestige development by Blackthorn Homes of a Grade II listed building, originally built in about 1882. This extensive luxury ground floor accommodation allows the owner to retain their independence by providing both the convenience and security of apartment living with the sense of living in a large bungalow including access to your very own private garden. A fabulous internal living space well planned to include an impressive open plan kitchen, dining area and lounge with access to a private garden making it ideal for entertaining. There are two bedrooms with the master bedroom suite opening to its very own dressing room and ensuite bathroom. It also has the benefit of a family shower room, utility room and 2 underground garage spaces including plenty of storage. The private garden is accessed from the open plan lounge and includes courtesy door from the underground garage area. The location is extremely convenient for all the nearby facilities of the Promenade, the famous Lord Street and the Southport Town Centre.

Communal Entrance Hall

With video control system, stairs and lift to all floors. Two cupboards, one housing gas and electric meters, the other housing the water meter and 'Worcester' central heating boiler system which services the property.

Private Entrance Hall

Tiled flooring recessed spotlighting, security alarm system and video entry phone handset. Door to airing cupboard housing hot water cylinder and further door leads to...

Utility Room - 2.11m x 3.1m (6'11" x 10'2" into recess)

Including a range of base units with wall cupboards and working surfaces, single bowl sink unit with mixer tap and drainer and plumbing for washing machine. Additional wall cupboard with hanging space and part wall tiling. Recessed spotlighting.

Shower Room - 3.3m x 1.63m (10'10" reducing to 6'1" x 5'4" overall measurements)

Attractive modern three piece white suite including step in shower enclosure with glazed shower door, shower seat, tiled recess and thermostatic body jet shower. Vanity wash hand basin incorporating low level WC, tiled walls and flooring. Ladder style chrome heated towel rail to one wall with electric shaver point and extractor fan.

Magnificent Lounge - 6.68m x 11.1m (21'11" x 36'5" overall measurements)

Three double glazed sash windows to side, sash window with double glazed door opens to private enclosed garden. Main reception room incorporates feature flame effect electric fire with marble interior, hearth and sandstone style fire surround. There are a number of wall light points and display shelving to fitted radiator surrounds. Recessed spotlighting. Dining area open plan with...

Breakfast Kitchen - 7.21m x 3.15m (23'8" x 10'4" overall measurements)

Attractive modern fitted breakfast kitchen with a range of base units incorporating cupboards and drawers, wall cupboards with under unit lighting and working surfaces. Partial wall tiling, tiled flooring and integrated appliances to include 'Bosch' four ring gas hob with extractor hood above, electric oven and grill, eye level microwave fridge and separate freezer, waste disposal unit and dishwasher. Working surfaces also incorporate one and half bowl sink unit with mixer tap and drainer. Recessed spotlighting and separate glazed china cupboards and drawers.

Master Bedroom Suite

Access off entrance hall leads to master bedroom suite which includes...

Master Bedroom - 4.75m x 4.75m (15'7" excluding entry door recess x 15'7")

Feature master bedroom is located to the building turret with double glazed windows and double glazed style sash window with views to a private garden. Recessed spotlighting and opening to...

Dressing Room - 3.35m x 3.48m (11'0" x 11'5")

Fantastic dressing room complete with fitted wardrobes to one wall with vanity mirrored front and internal lighting. There is also recessed spotlighting. Archway giving access to master bedroom and door leads to...

Ensuite Bathroom - 2.39m x 2.59m (7'10" x 8'6")

Four piece modern white suite comprising of low level WC, corner wash hand basin, panelled bath with centre mixer tap and shower attachment with step in shower enclosure with thermostatic style body jet shower. Ladder style chrome heated towel rail to one wall, tiled walls, flooring and extractor fan with recessed spotlighting and electric shaver point.

Guest Bedroom - 4.06m x 4.47m (13'4" overall measurements excluding bay x 14'8" to front of wardrobes)

Double glazed sash style window with view to private rear garden. Built in wardrobes with lights.

Private Garden

Private and enclosed courtyard style garden which is arranged for ease of maintenance with paved patio and loose stone feature also incorporating water feature with ornamental plants and shrubs. Well screened from the road and providing courtesy door to sub terrarium garage level and two additional parking spaces including electric power point which can be upgraded to EV charging. The courtyard also incorporated water tap and separate electric power point.

Maintenance

We understand the day to day running of the development is supervised by 'HHL' and the service charge is payable in the region of £5000 per annum to include building insurance and sinking fund. Subject to formal verification.

Council Tax

Sefton MBC band F.

Tenure

Leasehold for 999 years from 1 January 1997.



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.