



**Apartment 5, Mansion House Apartments  
60 Queens Road, Hesketh Park, PR9 9JF,  
Offers Over £400,000 'Subject to Contract'**

This stunning Penthouse occupies the whole top floor of the coveted Mansion House Apartments development located opposite Hesketh Park. The property boasts both convenience and security together with the space and size of a large bungalow providing approx. '2033 sqft' of living space throughout! There are two generous Balconies overlooking both the front and rear a definite feature when down-sizing to apartment living. The modernised and very much improved interior has been well planned with lounge/diner benefiting rear balcony and two double bedrooms to front both opening to front facing balcony! There is also benefit of a third double bedroom, separate shower room, Wc & utility room. The magnificent breakfast kitchen must be viewed to fully appreciate, arranged with an extensive number of fitments and perfect for entertaining. The development provides passenger lift access to the top floor penthouse. The communal gardens are well tended with the addition of a private double width garage to the rear. The development is situated in a popular and established location convenient for a number of shops and amenities opposite together with access to Hesketh Park and the Southport Town Centre facilities.

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 Hall

Stairs and passenger lift with audio entry access leading to...

## Second Floor

Lift provides access to second floor being the only Penthouse apartment situated in the development.

## Private Entrance Hall

Audio entrance access, built in storage cupboard recessed spotlighting doors lead to main accommodation and further door leading to...

## WC - 1.83m x 1.07m (6'0" x 3'6")

Low level WC, wash hand basin with mixer tap, midway wall tiling, tiled flooring, recessed spotlighting and extractor.

## Living/ Dining Room - 5.72m x 8.59m (18'9" overall into recess x 28'2")

Twin set double patio sliding doors providing access to rear facing balcony measuring 7'3" x 29'9" and overlooking communal gardens and garages. Dining area off main lounge open plan with living area providing coal effect fire with marble interior, hearth and fire surround. Opaque double glazed side windows and ceiling rose.

## Breakfast Kitchen - 4.14m x 4.17m (13'7" x 13'8")

Double glazed window, light box to roof providing skylight and maximising natural light. Modern fitted breakfast style kitchen with a range of attractive cream base units including cupboards and drawers, wall cupboards with under unit lighting and central island unit incorporating breakfast bar. Amitco flooring laid with working surfaces to include one and half bowl sink unit with mixer tap and drainer. A range of fitted Neff appliances include electric oven, eye level microwave and four ring induction hob with glazed splash back and extractor over. There is also integral wine cooler, fridge freezer and slimline dishwasher. Recessed spotlighting.

## Utility Room - 4.11m x 2.26m (13'6" x 7'5" overall into recess)

Opaque Upvc double glazed window and cream base units include working surfaces and single bowl sink unit and mixer tap. Plumbing is available for washing machine and space/ recess for tumble dryer. Amitco flooring laid. Loft access also available via drop down ladder.

## Shower Room/ WC - 4.09m x 1.8m (13'5" x 5'11" into shower recess)

Opaque double-glazed window, four-piece modern white suite comprising of low-level WC, bidet, pedestal wash hand basin and step in shower enclosure with glazed shower screen, wall grip and plumbed in shower. Fitted linen cupboard. tiled walls and flooring with recessed spotlighting and extractor.

## Master Bedroom - 4.72m x 5.23m (15'6" into recess x 17'2" to rear of wardrobes)

Double glazed window and double doors lead to front facing generous balcony measuring 8'7" x 16'3" block paved and loose stone borders also accessing bedroom 2. Master bedroom suite includes extensive fitted wardrobes and drawers, wall light points and door leads to...

## Ensuite - 2.01m x 4.09m (6'7" into recess x 13'5")

Double glazed window, five-piece modern white suite comprising of low-level WC, bidet, pedestal wash hand basin and twin grip panelled bath, there is also step in shower enclosure with plumbed in shower. Tiled walls with ladder style chrome heated towel rail, Antico flooring recessed spotlighting and extractor.

## Bedroom 2 - 4.5m x 5.23m (14'9" excluding recess x 17'2")

Double doors lead to front facing private balcony also accessing master bedroom and overlooking front of development, extensive fitted wardrobes.

## Bedroom 3 - 3.61m x 3.89m (11'10" x 12'9")

Double glazed windows.

## Outside

Communal gardens are available with parking and access to garaging at the rear. The penthouse apartment 5 has benefit of a double garage space with twin remote up and over doors, electric light and power supply and garage measures 18'6" x 19'6".

## Maintenance

We understand the residents have a right to manage to reserve the right to manage with Westbridge Facilities Management appointed to supervise the day to day running of the development with service charge annually payable of £3500 portioned every 6 months and ground rent payable per annum separately of £150 subject to formal verification.

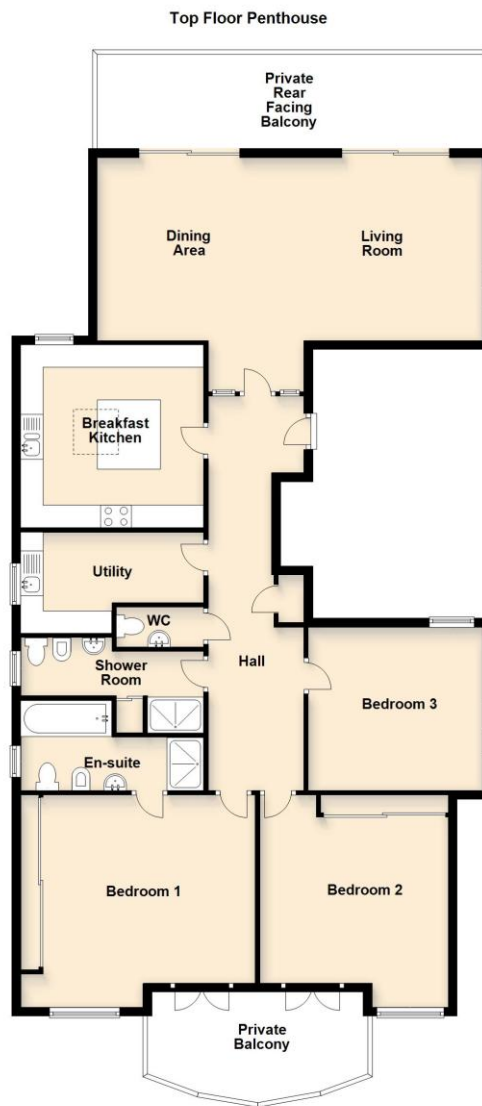
## Council Tax

Sefton MBC band F.

## Tenure

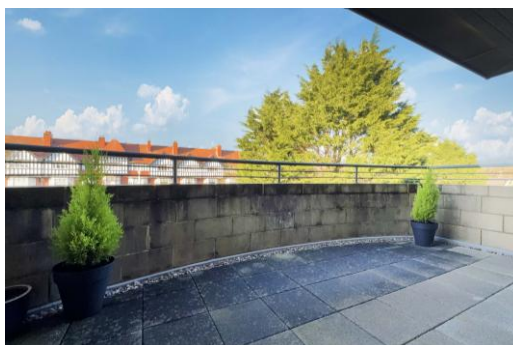
Leasehold for 999 years from 1 January 2006





Floor plans are for illustration only and not to scale  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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