



**Flat 9 Cavendish Court, 22 Park Avenue,  
Hesketh Park, Southport, PR9 9LT  
Offers In The Region Of £190,000  
Subject to Contract**

Discover this spacious first-floor three-bedroom purpose-built apartment, perfectly situated close to Hesketh Park and offering easy access to the bustling amenities of central Southport. This large residence boasts ample living space, featuring a generous lounge, well-equipped breakfast kitchen, and modern bathroom with WC. Each double bedroom provides comfort and space, ideal for families or those seeking extra room. Cavendish Court sits in well tended, established and mature communal gardens which are a definite feature including ample off road parking available. With convenient proximity to Hesketh Park, and local transport links to both Churchtown, Lord Street & the Southport Town Centre this superb apartment offers a blend of tranquillity and urban convenience.

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*Southport's Estate Agent*



## Communal Entrance

Audio entrance system and stairs providing access to first floor.

## First Floor

### Private Entrance Hall

With entry phone handset, generous hallway with built in cupboard hanging space and doors leading to bedrooms and main living area.

**Lounge** - 4.32m x 4.65m (14'2" excluding entry door recess x 15'3")

Double glazed window to front, coal effect electric fire with marble interior, hearth and wooden fire surround.

**Breakfast Kitchen** - 5.26m x 2.39m (17'3" x 7'10")

Double glazed window overlooks front of development. An attractive fitted kitchen with a number of built in base units which conceal cupboards and drawers, wall cupboards and working surfaces incorporating breakfast bar and one and half bowl sink unit with mixer tap and drainer. Appliances include four ring gas hob with funnel style extractor over, electric oven and grill, and dishwasher. Plumbing is available for washing machine and space for tumble dryer. Space also available for free standing fridge freezer. Wall mounted 'Ariston' combination style central heating boiler system, part wall tiling and Karndean flooring.

**Bedroom 1** - 3.48m x 3.07m (11'5" x 10'1")

A double bedroom with double glazed window overlooks rear of property, woodgrain laminate style flooring.

**Bedroom 2** - 3.66m x 3.68m (12'0" x 12'1")

A double bedroom with double glazed window overlooking rear of development, fitted wardrobe with partial vanity mirrored frontage to one wall and side display shelving. Bedroom currently arranged as separate sitting room.

**Bedroom 3** - 2.92m x 2.87m (9'7" x 9'5" to front of wardrobes)

Double bedroom with double glazed window to side, fitted wardrobes to one wall with partial vanity mirrored frontage.

**Bathroom/WC** - 2.87m x 2.72m (9'5" x 8'11")

Opaque double glazed window to side, four piece modern white suite comprising of low level WC with vanity wash hand basin including mixer tap and cupboards below and twin grip panelled bath. Separate step in shower enclosure includes plumbed in shower, tiled walls and tile effect vinyl covered flooring.

### Outside

Cavendish Court occupies established and mature communal gardens to front side and rear, well maintained with a variety of plants, shrubs and trees.

Parking is available..

### Maintenance

We understand that 'Cavendish Residents LTD' have the right to manage and have appointed 'Curtlett Jones' to supervise the day to day running of the development with a service charge currently payable in the region of £95 per month to include building insurance. The service charge includes, communal cleaning and lighting, window cleaning, and gardening. We understand that sub letting is permitted and pets are allowed subject to approval from the management company.

### Council Tax

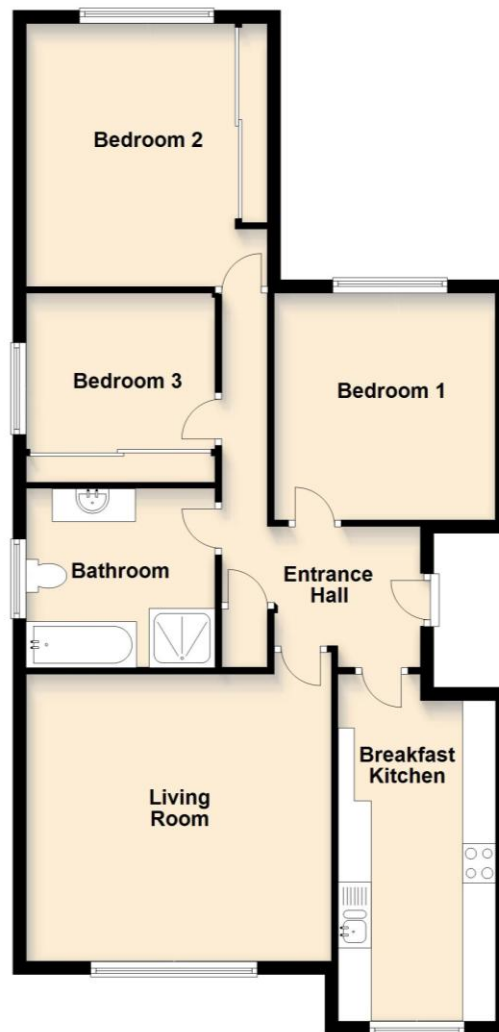
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### Tenure

Leasehold for 999 years from 1 January 1986.



### First 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.