



**Flat 9 The Printworks, 15a East Street,
Southport, PR9 0RD
25% Shared Ownership £42,500
Subject to Contract**

This flat is offered for sale on a 25% shared ownership basis with Jigsaw Homes. The flat is situated on the first floor of a purpose built development in a quiet location just off East Street, convenient for the facilities at Southport Town Centre. Installed with both gas central heating and Upvc double glazing the accommodation which has been improved by the present owner briefly includes; communal entrance hall with stairs to the first floor, private entrance hall, lounge, fitted kitchen, two bedrooms one with built in wardrobes, a bathroom and WC. The Printworks stands in communal gardens to front and rear with allocated car parking space and a visitor car parking space. Early Viewing Highly Recommended.

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Southport's Estate Agent

Communal Entrance

Communal entrance, entry phone system and stairs to the first floor.

First Floor

Private Entrance Hall

Woodgrain laminate flooring extending throughout the main rooms of the flat. Entry phone system.

Lounge - 6.05m x 3.2m (19'10" x 10'6" overall)

Woodgrain laminate flooring, Upvc double glazed side window, Upvc double glazed double doors leading to a Juliet balcony overlooking the communal gardens. Feature fireplace from reclaimed materials having slate hearth, electric coal effect fire, cast iron interior with an oak over mantle.

Kitchen - 3.05m x 2.36m (10'0" x 7'9")

Single drainer stainless steel sink unit with mixer tap, a range of base units with cupboards and drawers, wall cupboards and working surfaces. Four ring gas hob with cooker hood above and electric oven below. Plumbing and recess for washing machine. Cupboard housing 'Main' gas fired central heating boiler. Upvc double glazed window.

Bedroom 1 - 2.92m x 3.23m (9'7" x 10'7" to front of wardrobes)

Woodgrain laminate flooring. Built in wardrobes to one wall with mirrored sliding doors. Upvc double glazed window.

Bedroom 2 - 2.34m x 3.35m (7'8" x 11'0")

Woodgrain laminate flooring, Upvc double glazed window. Shelving.

Bathroom - 2.72m x 1.63m (8'11" x 5'4")

Twin grip panelled bath, shower screen and electric shower, pedestal wash hand basin, low level WC. Ceramic tiled floor. Towel rail/ radiator. Extractor.

Loft

A drop down ladder provides access to a partially boarded loft providing useful storage area.

Outside

The Printworks stands in communal gardens to the front and rear, there is also a visitor car parking space and a allocated car parking space.

Note

The property is offered for sale on a shared ownership basis with this flat represented 25% of the share. The agreement is with Jigsaw Homes and is subject to a rent charge of £302.33 per month.

Service Charge

There is a service charge of £138.99 per month to include general maintenance, building insurance, cleaning and lighting of the communal areas, window cleaning and gardening.

Council Tax

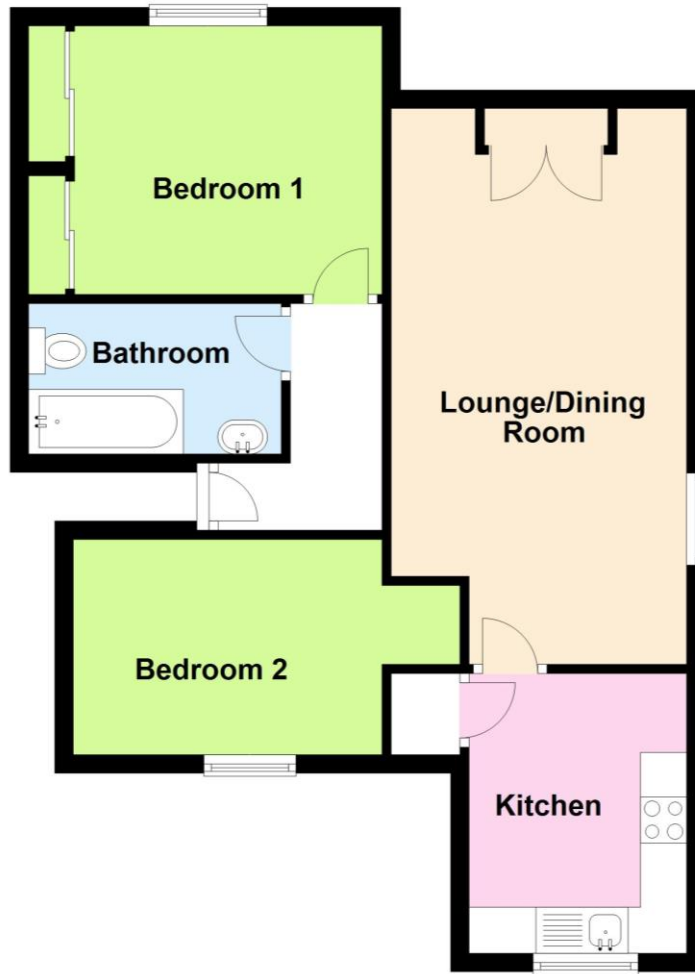
Sefton MBC band B.

Tenure

Leasehold for 125 years from 25 March 2008.



First Floor



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



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