



Flat 5, 12 Saunders Street, Southport, PR9 0HP
'Offers Over' £220,000
'Subject to Contract'

This impressive first floor, purpose-built duplex flat offers a perfect blend of comfort and convenience. Situated close to the town center, the property also boasts a spacious private garden separate to the communal garden, ideal for outdoor relaxation and entertaining. The flat comprises a well-appointed living area leading to a generous private balcony overlooking rear! A light and airy hallway with WC leads to the modern dining kitchen situated to the front also enjoying a second private balcony! The second-floor duplex level offers two cosy double bedrooms designed for optimal living including access to a separate shower room with WC. Allocated parking is available for one vehicle to the front carpark. With easy access to local amenities and transport links, this superb apartment is perfect for those seeking a tranquil retreat with the vibrant town life just moments away. *****Video Tour Available*****

Communal Entrance Hall

With bell and intercom system, stairs providing access and a wider than average easy ascent staircase providing access to first floor with communal lighting and handrail.

First Floor

Private Entrance Hall

Woodgrain flooring and useful built in cupboard housing combination style central heated boiler system. Modern style staircase with silver-coloured metal spindles to handrail and newel post provides access to duplex level with large Upvc double glazed opaque side window maximising natural light. Recessed spotlighting and door leads to...

WC - 1.85m x 1.27m (6'1" x 4'2")

Opaque Upvc double glazed window, low level WC and wash hand basin with mixer tap. Karndean flooring and ladder style chrome heated towel rail. Recessed spotlighting.

Living Room - 4.44m x 4.42m (14'7" x 14'6")

Woodgrain laminate style flooring and Upvc double glazed double doors with fitted folding plantation shutters lead to private rear facing balcony, generous in size with glazed balustrade overlooking communal gardens to the rear. (The rear balcony is a most definite feature.)

Dining Kitchen - 3.33m x 4.39m (10'11" x 14'5")

Most attractive fitted kitchen arranged in a modern shaker style with a number of built in base units including cupboards and drawers, wall cupboards with under unit LED strip lighting and working surfaces including twin bowl sink unit with mixer tap and drainer. Appliances include four ring gas hob with funnel style extractor over, 'Neff' hide and slide oven and slimline dishwasher and separate washing machine integral. Space is available for free standing fridge freezer. Recessed spotlighting and part wall tiling with dining area open plan to kitchen and providing Upvc double glazed door with side screen also incorporating fitted plantation style shutters opening to front facing balcony with glazed balustrade.

Second Floor

A duplex landing, generous in size with recessed spotlighting and doors to....

Bedroom 1 - 4.78m x 3.56m (15'8" x 11'8" overall including areas of reduced head height)

Double bedroom with Upvc double glazed window to front and two double glazed skylights to roof pitch. Recessed spotlighting.

Bedroom 2 - 3.56m x 3.81m (11'8" into recess x 12'6" including areas of reduced head height)

Double bedroom, Upvc double glazed window to rear and one double glazed skylight to roof pitch. Recessed spotlighting.

Shower Room/ WC - 2.64m x 1.47m (8'8" x 4'10" including areas of reduced head height)

Double glazed skylight to roof pitch and three piece white suite comprising of low level WC, vanity wash hand basin with mixer tap and step in shower enclosure with glazed shower screen and plumbed in shower. 'Travertine' wall to floor tiling and recessed spotlighting.

Outside

Designated parking to front for one vehicle, access via side to communal garden space and separate enclosed access to private garden space belonging to the flat only predominantly loose stone and patio enclosed with timber garden fencing and garden shed included. Borders are well stocked with a variety of plants and shrubs.

Council Tax

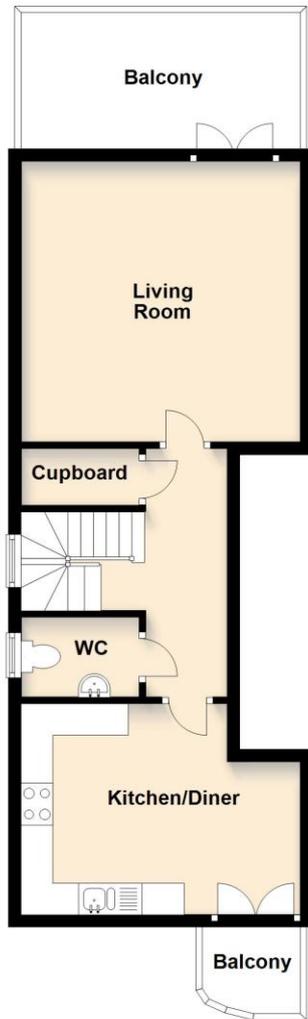
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Tenure

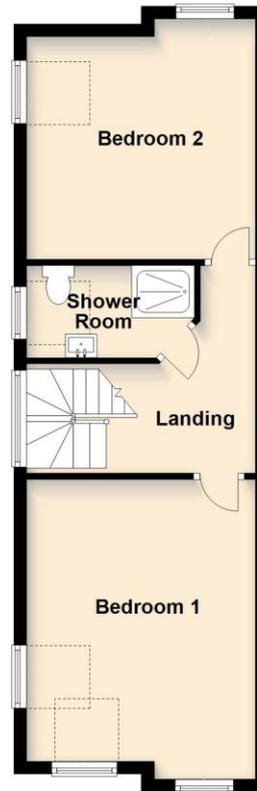
Leasehold for 250 years from 1 January 2014



First Floor



Second Floor



Floor plans are for illustration only and not to scale
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