



**Flat 22, Darwin Court, Cambridge Road,
Southport, PR9 9XR
£225,000 Subject to Contract**

An early viewing is recommended to appreciate the size of the accommodation offered by this flat, situated on the ground floor of a popular purpose built development. The centrally heated and double glazed accommodation is tastefully decorated and well appointed throughout and briefly includes; private entrance hall, lounge/ dining room with a bay window overlooking the communal gardens, dining kitchen with a range of built in appliances, main bedroom with ensuite, second bedroom and a further shower room with level entry shower. Darwin Court stands in communal gardens which are well tended and there is an allocated car parking space. The property is situated in a popular and established residential location close to Hesketh Park and with a passing bus service providing access to the nearby facilities at Churchtown Village and Southport Town Centre.

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Southport's Estate Agent

Communal Entrance

With entry phone system.

Ground Floor

Private Entrance Vestibule

Useful storage cupboard.

Entrance Hall

Boiler/ airing cupboard with 'Glow Worm' gas central heating boiler.
Entry phone handset.

Lounge/ Dining Room - 6.65m x 3.38m (21'10" into bay x 11'1")

Upvc double glazed window overlooking the communal gardens.

Dining Kitchen - 3.63m x 2.46m (11'11" x 8'1")

Upvc double glazed window overlooking communal gardens, single drainer one and half bowl sink unit and mixer tap. Base units with cupboards and drawers, wall cupboards, working surfaces. Four ring ceramic hob with cooker hood above and electric oven below, integral washing machine.

Bedroom 1 - 3.43m x 3.18m (11'3" x 10'5" excluding door recess)

Built in wardrobes, Upvc double glazed window.

Ensuite - 1.42m x 1.3m (4'8" x 4'3" excluding shower recess)

Upvc double glazed window, step in shower enclosure with 'Mira' thermostatic shower. Pedestal wash hand basin, low level WC. Part wall tiling, extractor, electric shaver point.

Bedroom 2 - 3.35m x 2.82m (11'0" x 9'3")

Upvc double glazed window. Built in wardrobe.

Shower Room - 2.13m x 1.85m (7'0" x 6'1")

Level entry shower with electric shower, vanity wash hand basin, low level WC. Fully tiled walls, chrome towel rail/ radiator. Extractor.

Outside

The property stands in attractive, well established, communal gardens and there is an allocated car parking space.

Maintenance

We are advised that the managing agents of the development are FirstPort Residential Property Management and the current service charge is in the region of £195 per month.

Council Tax

Sefton MBC band C.

Tenure

Leasehold from 125 years from 1 May 2001 with a ground rent of £63.50 every 6 months.



Ground Floor



Floor plans are for illustration only and not to scale



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.