



Flat 8, Darwin Court
Cambridge Road, PR9 9XR, £200,000
'Subject to Contract'

AN EARLY INTERNAL INSPECTION IS RECOMMENDED of this particularly well presented, purpose built, first floor apartment, occupying a fabulous corner position within the development and offering a dual bay aspect. In the opinion of the Agents, the property offers well planned and attractively proportioned accommodation, much improved by the current owner and briefly comprising: Communal Entrance Hall with stairs or passenger lift to the first floor, Private Hall with two storage cupboards, Living Room with two bay windows offering dual aspect over communal gardens and Cambridge Road, modern fitted Dining Kitchen, Principal Bedroom with En-Suite Shower Room & Dressing Area, Guest Bedroom and main Bathroom/WC. Outside there are communal gardens and secure gated parking facilities approached via an electrically operated, remote controlled gate. Darwin Court is conveniently located for access to historic Churchtown Shopping Village, the Southport Town Centre and nearby Hesketh Park. No Chain Delay.

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

Stairs and passenger lift leading to first floor.

First Floor

Private Entrance Hall

Useful built in storage cupboard with shelving. Entry phone system. Separate boiler cupboard houses wall mounted central heated boiler system. Door leads via inner hall access to...

Living Room - 5.41m x 4.95m (17'9" into bay x 16'3" into bay)

Upvc double glazed twin bay overlooking communal gardens, coal effect electric fire with marble interior, hearth and fire surround. Door leads to...

Dining Kitchen - 4.57m x 3.02m (15'0" x 9'11")

Upvc double glazed window overlooks Cambridge Road and communal gardens. Modern fitted kitchen arranged with a number of attractive grey gloss base units including cupboards and drawers, wall cupboards with under unit lighting and working surfaces. Single bowl sink unit with mixer tap and drainer, appliances include; 'Bosch' electric oven, four ring gas hob and concealed extractor over. 'Bosch' integral dishwasher & wine cooler. Plumbing is available for washing machine and further space for freestanding fridge freezer. Part wall tiling.

Bedroom 1 - 3.25m x 3.43m (10'8" x 11'3")

Two Upvc double glazed windows and archway provides access to...

Dressing Room - 2.11m x 1.88m (6'11" x 6'2" to rear of wardrobes)

Fitted wardrobes to one wall including hanging space and shelving, door leads to...

En-suite - 2.31m x 1.85m (7'7" into shower recess x 6'1")

Modern three piece suite comprising vanity wash hand basin incorporating contemporary raised height WC, inset vanity mirror and medicine cabinet over and recessed spotlighting. Step in shower enclosure with plumbed in overhead deluge style shower and hand held shower attachment, tiled walls with ladder style heated towel rail.

Bedroom 2 - 3.28m x 3.38m (10'9" x 11'1" to front of wardrobes)

Upvc double glazed windows to front, and two sets of fitted wardrobes with hanging space and shelving.

Bathroom/ WC - 2.72m x 2.16m (8'11" x 7'1")

Upvc double glazed window with three piece modern suite comprising of contemporary raised height WC, pedestal wash hand basin and panelled bath with mixer tap and telephone style shower attachment. Tiled walls, ladder style chrome heated towel rail and extractor.

Outside

The property stands in attractive well established communal gardens and there is an allocated car parking space with secure remote gated access to front.

Maintenance

We are advised that the managing agents of the development are First Port Residential Property and the current service charge is payable in the region of £1,079.93 every 6 months to include building insurance, lift maintenance, heating, lighting and cleaning of the communal areas, communal gardening, maintenance of electric gates, water rates and management fees.

Council Tax

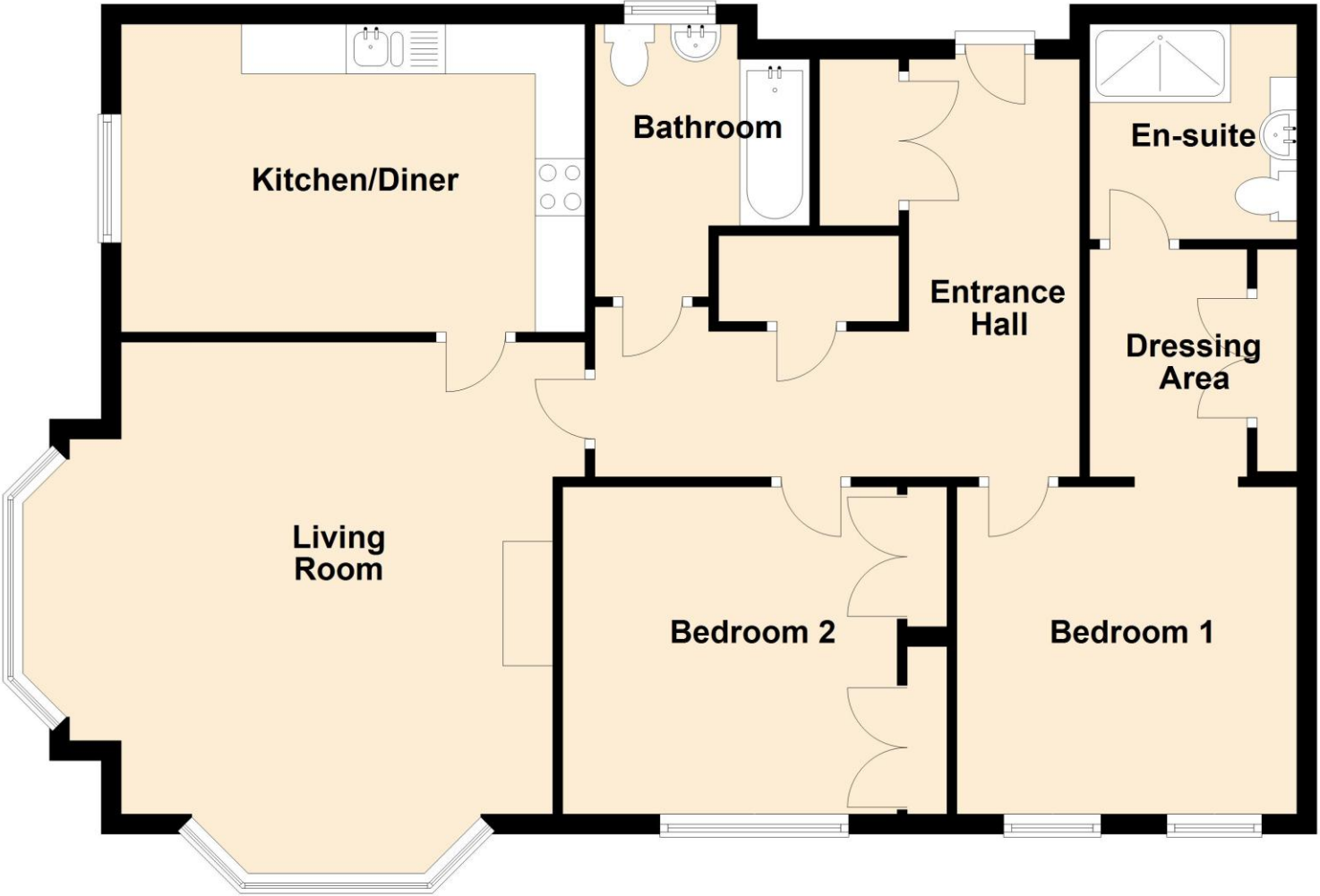
Sefton MBC band C.

Tenure

Leasehold for 125 years from 1 May 2001 with a ground rent of £120 which is paid 6 monthly in advance.



First Floor



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



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.