



**Flat 9 Hesketh Manor, 12 Hesketh Road,  
Hesketh Park, Southport, PR9 9PD  
£275,000 Subject to Contract**

This flat is situated on the second floor of a prestigious purpose built development of nine self contained flats. A unique feature of Hesketh Manor is the private indoor swimming pool on the lower ground floor level. The centrally heated and double glazed accommodation briefly includes, communal entrance with entry phone system and stairs and lift to the second floor, private entrance hall, lounge with a balcony overlooking Hesketh Golf Club, dining room, kitchen with a range of built in appliances, two double bedrooms one with ensuite and a principle bathroom. Hesketh Manor stands in communal gardens to both front and rear and this flat enjoys a garage and private car parking space. The flat is situated in a sought after location convenient for nearby facilities at Churchtown Village and Hesketh Park. No chain delay.

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*Southport's Estate Agent*



## Communal Entrance

With entry phone system, stairs and lift to the second floor.

## Second Floor

### Private Entrance Hall

### Reception Hall

Useful cupboard, further cloaks cupboard, video entry phone unit.

### Lounge - 5.87m x 4.19m (19'3" x 13'9")

Upvc double glazed patio and side screen lead to a tiled balcony enjoying delightful views towards the 15th fairway at Hesketh Golf Club. Upvc double glazed side window, coal effect electric fire and surround.

### Dining Room - 3.89m x 3.94m (12'9" overall x 12'11")

Upvc double glazed window enjoying views towards Hesketh Golf Club. Serving hatch to the kitchen. Double doors to the entrance hall.

### Breakfast Kitchen - 4.29m x 3.38m (14'1" x 11'1")

Upvc double glazed windows to the side and rear, single drainer one and half bowl stainless steel sink unit and mixer tap. A range of base units with cupboards and drawers, wall cupboards, working surfaces incorporating breakfast bar. Midway wall tiling, four ring ceramic hob with cooker hood above and split level 'Siemens' electric ovens, integrated fridge, freezer, dishwasher and washing machine. Recessed spotlighting.

### Bedroom 1 - 5.38m x 2.74m (17'8" x 9'0" to front of wardrobes)

Upvc double glazed window, built in wardrobes to one wall with mirrored sliding doors and providing a concealed access to...

### Ensuite - 2.13m x 2.29m (7'0" x 7'6")

Vanity wash hand basin and surround and cupboards below, low level WC, corner entry shower enclosure with 'Triton' electric shower. Tiled walls, extractor, recessed spotlighting.

### Bedroom 2 - 4.14m x 3.2m (13'7" extending to 16'10" x 10'6" to front of wardrobes)

Built in wardrobes to the length of one wall with sliding doors and providing concealed access to useful storage room.

### Bathroom - 3.02m x 1.96m (9'11" x 6'5")

Upvc double glazed window, part tiled walls, champagne coloured suite including vanity wash hand basin with cupboards below, low level WC, corner spa bath with thermostatic shower above. Extractor.

## Lower Ground Floor

A unique feature of this property is the resident's pool and changing room and shower facilities.

## Outside

Communal gardens, private garage and parking space.

## Maintenance

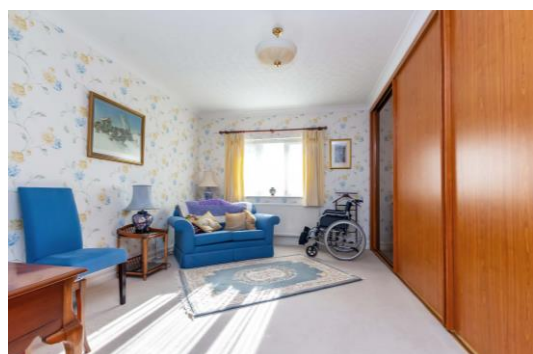
Hesketh Manor Management Company LTD supervise the day to day running of the development with their managing agents, Curlett Jones of Lord Street Southport, and the current service charge is £180 per month. In addition the freehold is owned by Hesketh Manor Management Company LTD.

## Council Tax

Sefton MBC band E.

## Tenure

Leasehold 999 years from 1 January 1991.



## Second Floor



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.