



Flat 10 Worcester Lodge, Southport, PR8 6PY

£140,000

Subject to Contract

This centrally heated and double glazed flat is situated on the first floor of a purpose built development of 1 and 2 bedroom flats. Installed with gas central heating the accommodation briefly includes, communal entrance with entry phone system and stairs to the first floor, private entrance hall, lounge with balcony overlooking the front garden and Scarisbrick New Road, kitchen with built in appliances, two double bedrooms, shower room and WC. Worcester Lodge stands in communal gardens, there is also a garage. The flat is very conveniently situated with passing bus services provide access to the nearby facilities at Southport Town Centre.

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

With entry phone system and stairs to the first floor.

First Floor

Private Reception Hall

Two useful storage cupboards, entry phone handset.

Lounge - 4.78m x 4.24m (15'8" x 13'11")

Double glazed patio door and side screen leading to a balcony overlooking the communal gardens to the front.

Kitchen - 3.18m x 2.06m (10'5" x 6'9")

Single drainer stainless steel sink unit, base units with cupboards and drawers, wall cupboards and working surfaces. Four ring gas hob with electric oven below and cooker hood above, plumbing for washing machine. Wall mounted 'Ideal' gas central heating boiler.

Bedroom 1 - 4.75m x 2.74m (15'7" x 9'0")

Upvc double glazed window.

Bedroom 2 - 4.75m x 2.74m (15'7" x 9'0")

Upvc double glazed window.

Shower Room - 1.73m x 2.08m (5'8" x 6'10")

Tiled walls, suite comprising, corner entry shower enclosure with thermostatic shower, pedestal wash hand basin, low level WC.

Outside

Worcester Lodge stands in communal gardens to both the front and rear and a garage, number 10, is located to the rear.

Service Charge

We understand that Todd and Turner of Houghton Street are the managing agents and the current service charge payable in the region on £85 per month.

Council Tax

Sefton MBC band C.

Tenure

Leasehold for 999 years from 29 September 1981 with a ground rent of £25.



First 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.