



Flat 6, 30 Windsor Road, Southport, PR9 0SG

£140,000

Subject to Contract

This flat is situated at the rear and on the first floor of a purpose built development of just six flats. Installed with both gas central heating, and double glazing the accommodation briefly includes; communal entrance with entry phone system, private entrance hall with office, lounge, dining kitchen, two double bedrooms and a shower room and WC. The development stands in communal gardens, there is parking to the rear and a garage. The flat is conveniently situated in an established area convenient for the facilities of the Southport Town Centre.

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Southport's Estate Agent

Chris Tinsley Estate Agents is a trading name of ECT Consultancy Services Limited, Company number 05388167, registered in England and Wales

Communal Entrance

Stairs to first floor, entry phone system.

Private Entrance Hall

Useful deep storage cupboard. Office with desk and cupboard above. Single glazed window.

Lounge - 5.23m x 3.99m (17'2" overall x 13'1")

Upvc double glazed window.

Dining Kitchen - 3.35m x 4.01m (11'0" x 13'2")

Upvc double glazed window with single drainer stainless steel sink unit and mixer tap below. A range of base units with cupboards and drawers, wall cupboards and woodgrain working surfaces. Recess for cooker, plumbing for washing machine, space and vent for tumble dryer, 'Vaillant' wall mounted gas central heating boiler. Woodgrain laminate flooring.

Bedroom 1 - 5.26m x 2.74m (17'3" x 9'0" to front of wardrobes)

A range of 'Hammonds' built in fitments including wardrobes and drawer units. Upvc double glazed window.

Bedroom 2 - 3.2m x 2.74m (10'6" x 9'0")

Upvc double glazed window.

Shower Room - 1.98m x 2.31m (6'6" x 7'7")

Shower enclosure with 'Mira' thermostatic shower, vanity wash hand basin with cupboard below, low level WC. Tiled walls, electric shaver points, Upvc double glazed window.

Outside

Parking area, garage with up and over door.

Maintenance

We are advised that Curlett Jones of Lord Street Southport are the managing agents and the current service charge is £60 per month.

Council Tax

Sefton MBC band C.

Tenure

Leasehold for 999 years from 10 January 1989, Windsor Maintenance Southport LTD owns the freehold and each flat owner has a 1/6 share in this company.



First Floor



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