



Apartment 1, Rosefield Hall
Hesketh Road, PR9 9PB, £400,000
'Subject to Contract'

Upon entering the elegant Rosefield Hall, residents are greeted by a grand lobby with a sweeping staircase and high ceilings. The lobby features original and ornate features, creating a sense of grandeur and luxury. Rarely available to market, this simply remarkable, two-bedroom lower ground floor apartment is located to the rear of this prestigious development and benefits from the luxury of accessing the established communal gardens to the rear which back onto the 14th hole of the Hesketh Golf Course. The apartment is accessed via a secure intercom system with lift and stair access to all floors. As you enter the property, you are greeted by a generous reception hallway with access to useful built-in storage. The heart of the home is the spacious living area, which is the perfect spot to unwind and relax while enjoying the stunning communal garden views. The living room leads effortlessly via a door to a magnificent dining kitchen, making it ideal for hosting and entertaining. The spacious and striking kitchen is open plan to the dining area and is fully equipped with modern appliances, including a Neff oven, hob, fridge-freezer, and dishwasher. Double door access leads to the communal gardens to the rear. The primary master bedroom suite is a large double room, boasting access to a dressing room and an en-suite shower room with a luxurious three-piece suite. The second bedroom is also a generous double and includes built-in wardrobes. Completing this fabulous apartment internally is a separate luxury family bathroom with WC. Externally, the apartment includes off-road parking, and access to a garage, including beautifully maintained communal gardens, providing a relaxing and peaceful outdoor space.

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Southport's Estate Agent

Communal Entrance

Mock Tudor entrance porch with passenger lifts to all floors. Communal staircase leads to lower ground floor and number 1 Rosefield Hall.

Private Entrance Hall

Security alarm system, generous in size with double doors to built in cupboard housing electrical consumer unit, recessed spotlighting to main hall and audio entry phone handset. Glazed inner door leads to...

Living Room - 7.62m x 3.63m (25'0" x 11'11" overall into recess)

Upvc double glazed and leaded windows overlook communal gardens to the rear of the development with integral remote control living flame gas fire to chimney breast and recessed spotlighting. Glazed inner door leads to...

Magnificent Dining Kitchen - 6.35m x 3.4m (20'10" x 11'2")

Upvc double glazed and leaded double doors and side windows provide convenient access to communal garden at the rear. A most impressive fitted kitchen with a range of modern style built in base units including cupboards and drawers with wall and glazed china cupboards incorporating under unit lighting and granite working surfaces. Single bowl 'Blanco' sink unit with mixer tap and separate island unit with further cupboards and drawers incorporating breakfast bar and 'Neff' induction four ring hob with extractor over. Additional appliances include 'Neff' double oven, fridge freezer and separate pull out larder cupboards, carousel cupboards and integral washing machine and dishwasher. Karndean flooring laid with partial wall tiling and kitchen open plan to dining area, ideal for entertaining with separate wall cupboard housing the ' Worcester' combination style central heated boiler system.

Master Bedroom - 4.55m x 3.73m (14'11" x 12'3" overall to rear of wardrobes)

Upvc double glazed and leaded window to front with fitted wardrobe to one wall incorporating useful hanging space and shelving. Open plan access leads to dressing area measuring approximately 6'9" x 6'2" to rear of wardrobes overall incorporating additional fitted wardrobes with sliding vanity mirrored frontage, hanging space and shelving. Further recessed spotlighting leads to inner door...

En-suite - 1.24m x 3.33m (4'1" x 10'11")

Upvc double glazed window to side with plantation shutters and three piece modern suite comprising of step in shower enclosure with folded shower screen, plumbed in shower with body jet feature, tiled walls with inset display shelving and vanity wash hand basin with 'Hansgrhoe' mixer tap and low level WC. Tiled walls with vanity wall mirror and ladder style chrome heated towel rail. Wall light points and electric shaver point. Recessed spotlighting and extractor.

Bedroom 2 - 3.33m x 3.94m (10'11" x 12'11")

Two Upvc double glazed and leaded windows to front, double wardrobe with partial vanity mirrored frontage and hanging space and shelving.

Bathroom/WC - 1.91m x 2.46m (6'3" x 8'1")

Luxury fitted four piece bathroom suite with low level WC, 'Villeroy & Bosch' bidet with 'Hansgrhoe' wash hand basin with mixer tap and panelled bath with tiled surround, glazed shower screen and plumbed in shower. Tiled walls with vanity wall mirror ladder style chrome heated towel rail and glazed vanity wall cabinet and shelving. Recessed spotlighting.

Outside

Communal gardens are most attractive and well established with a variety of plants shrubs and trees. Electric gate access, bin and cycle store and designated parking space with access to garage. Further private access available to Hesketh Golf Club through locked gate adjacent to the rear of Rosefield Hall. There is also a stone patio and seating area for residents situated to the front.

Service Charge

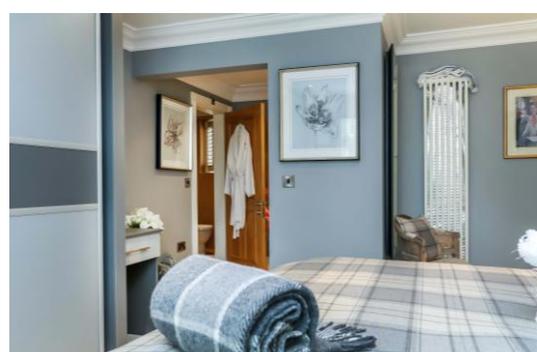
We understand that Rosefield Hall (Southport) Management Company Ltd own the freehold to Rosefield Hall and have a Residents Management Company in place, (Subject to Formal Verification). We understand that they have appointed 'Rowans' to handle the day to day running of the development and the service charge payable is in the region of £235.31 per month to include building insurance, window cleaning, communal areas and lighting, gardening, general painting and maintenance. The properties can be rented out but not sublet.

Council Tax

Sefton MBC band D.

Tenure

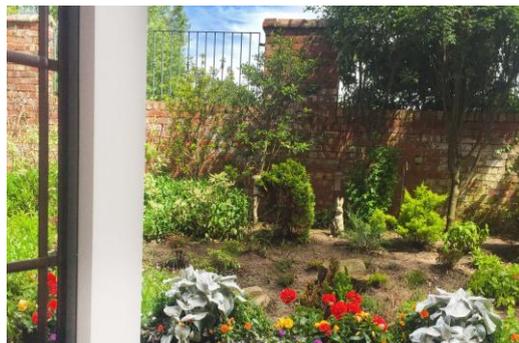
Leasehold for 999 years from 1 January 2010, each flat owner in the development owns a share of the freehold.



Lower Ground Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.