



**Flat 9, Leyland Gardens**  
**41 Leyland Road, PR9 9JG, £210,000**  
**'Subject to Contract'**

An early viewing is recommended to appreciate the extent of the accommodation offered by this apartment, situated on the second floor of a purpose-built development built by a popular and respected developer. The centrally heated and Upvc double glazed accommodation briefly includes; communal entrance hall with automatic entry doors, stairs and lift to the second floor, private entrance hall with built-in storage cupboard, dining lounge open plan with a modern fitted kitchen, two double bedrooms both with built in wardrobes, the main bedroom having an en-suite shower room/WC, there is also a separate bathroom/WC. Communal gardens to both front and rear with allocated resident parking to front, visitor car parking and EV charging points, the development is situated in a popular and established location convenient for the Southport Town Centre facilities. NO CHAIN DELAY.

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*Southport's Estate Agent*



## Communal Entrance

Entry phone system, automatic doors, stairs and lift to the second floor.

## Second Floor

### Private Entrance Hall

Entry phone handset. Security alarm system. Door to useful built-in storage/cloaks cupboard housing wall mounted electrical consumer unit, automatic lighting and underfloor heating plant.

### Living Dining Kitchen - 7.24m x 5.31m (23'9" overall measurements x 17'5")

Upvc double glazed windows overlook rear of development. Living area open plan with dining kitchen. Underfloor heating with wall mounted thermostat. Modern style kitchen arranged with a number of grey gloss built-in base units including cupboards and drawers, wall cupboards and working surfaces. I 1/2 bowl sink unit with mixer tap and drainer. Appliances include electric double oven, four ring ceramic hob and canopy style extractor over. Fridge & freezer, plumbing available for washing machine. Partial 'Karndean' covered flooring, recess spot lighting.

### Bedroom 1 - 5.38m x 3.43m (17'8" x 11'3")

Two Upvc double glazed windows overlooking rear of development. Double bedroom with door to....

### En Suite Shower Room/WC - 2.77m x 1.63m (9'1" x 5'4")

Opaque Upvc double glazed side window, three-piece modern white suite comprising of low-level WC, vanity wash hand basin with waterfall style mixer tap and cupboards below, step-in shower enclosure with thermostatic shower. Tiled walls with ladder style chrome heated towel rail. 'Karndean' flooring with underfloor heating and wall mounted thermostat control. Recess spot lighting and extractor.

### Bedroom 2 - 3.45m x 3.68m (11'4" x 12'1")

Upvc double glazed window overlooking rear of development. Double bedroom.

### Bathroom/WC - 3.45m x 3.68m (11'4" x 12'1")

Three-piece modern white suite comprising of low-level WC, vanity wash hand basin with water fall styler mixer tap and cupboard below. Panelled bath with folding shower screen, thermostatic shower. Tiled walls with ladder style chrome heated towel rail. 'Karndean' flooring with under floor heating, recess spot lighting and extractor.

## Outside

Communal gardens to both front and rear, with an allocated car parking space and visitor car parking spaces, two 11kw electric vehicle EV charging points. Communal bike store.

## Tenure

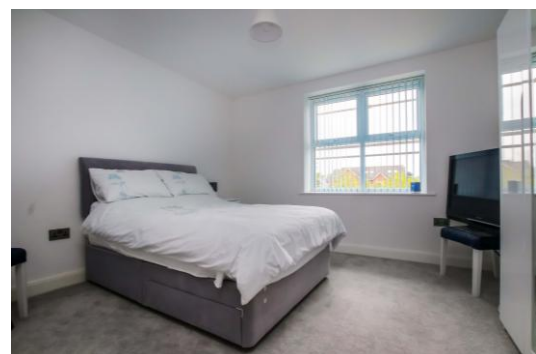
The tenure is not yet registered at the Land Registry, but we believe it to be leasehold for 999 years (subject to formal verification)

## Council Tax

Sefton MBC Band C.

## Service Charge

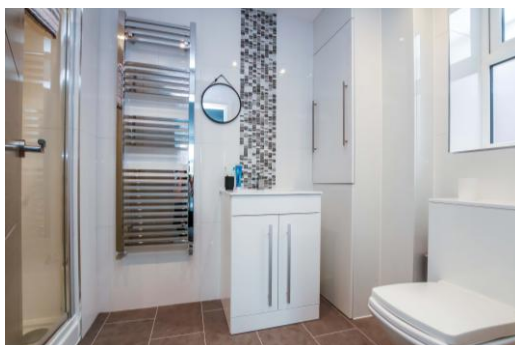
The service charge is £1123.84 payable every 12 months.



## Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	86	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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