



**Flat 15, Darwin Court,
Southport, PR9 9XR, £190,000
'Subject to Contract'**

AN EARLY INTERNAL INSPECTION IS RECOMMENDED of this unique, open plan, third floor apartment. In the opinion of the Agents, the property offers well planned and attractively proportioned accommodation, much improved by the current owner and briefly comprising: Communal Entrance Hall with stairs or passenger lift to the third floor, Private Hall with two storage cupboards, Living Room flowing effortlessly to a modern style breakfast kitchen with a range of built-in appliances, perfect for entertaining. The principal master bedroom having en-suite shower room/WC. Guest bedroom and main bathroom/WC. Outside there are communal gardens and secure gated parking facilities approached via an electrically operated, remote controlled gate. Darwin Court is conveniently located for access to historic Churchtown Shopping Village, the Southport Town Centre and nearby Hesketh Park.

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Southport's Estate Agent

Communal Entrance

Stairs and passenger lift leading to third floor.

Third Floor

Private Entrance Hall

Useful built in storage cupboard with shelving, entry phone system. Loft access. Separate cupboard with built in hot water cylinder.

Magnificent Living, Breakfast Kitchen - 7.98m x 3.45m (26'2" x 11'4" extending to 15'3")

Upvc double glazed dual aspect windows overlooking front and rear communal gardens. Modern, contemporary living area with feature wall panelling to media station, recessed spotlighting and open access to impressive fitted kitchen including a number of built in base units with cupboards and drawers, wall cupboards with under unit lighting, island unit incorporating breakfast bar, additional base units and appliances including four ring induction hob, integral fridge and freezer, electric oven, plumbing for washing machine and one and half bowl sink unit with mixer tap and drainer. Kitchen finished with complimentary splash backs and recessed spotlighting.

Bedroom 1 - 3.43m x 3.3m (11'3" to front of wardrobes x 10'10")

Two Upvc double glazed windows, built in wardrobe to one wall and door leads to....

En-suite - 2.01m x 2.01m (6'7" into recess x 6'7")

Three piece modern white suite comprising of low level WC, pedestal wash hand basin and step in shower enclosure with plumbed in 'Mira' shower. Part wall tiling and extractor.

Bedroom 2 - 3.3m x 3.84m (10'10" x 12'7" into recess)

Double bedroom with Upvc double glazed window.

Bathroom/WC - 2.74m x 2.21m (9'0" x 7'3")

Three piece modern white suite comprising of low level WC, pedestal wash hand basin and twin grip panelled bath. Midway part wall tiling and extractor.

Outside

The property stands in attractive well established communal gardens and there is an allocated car parking space with secure remote control gated access to the front.

Maintenance

We are advised that the managing agents of the development are First Port Residential Property and the current service charge is payable in the region of £1100 every 6 months to include building insurance, lift maintenance, heating, lighting and cleaning of the communal areas. Maintenance of the electric gates, communal gardening, water rates and management fees are also included.

Council Tax

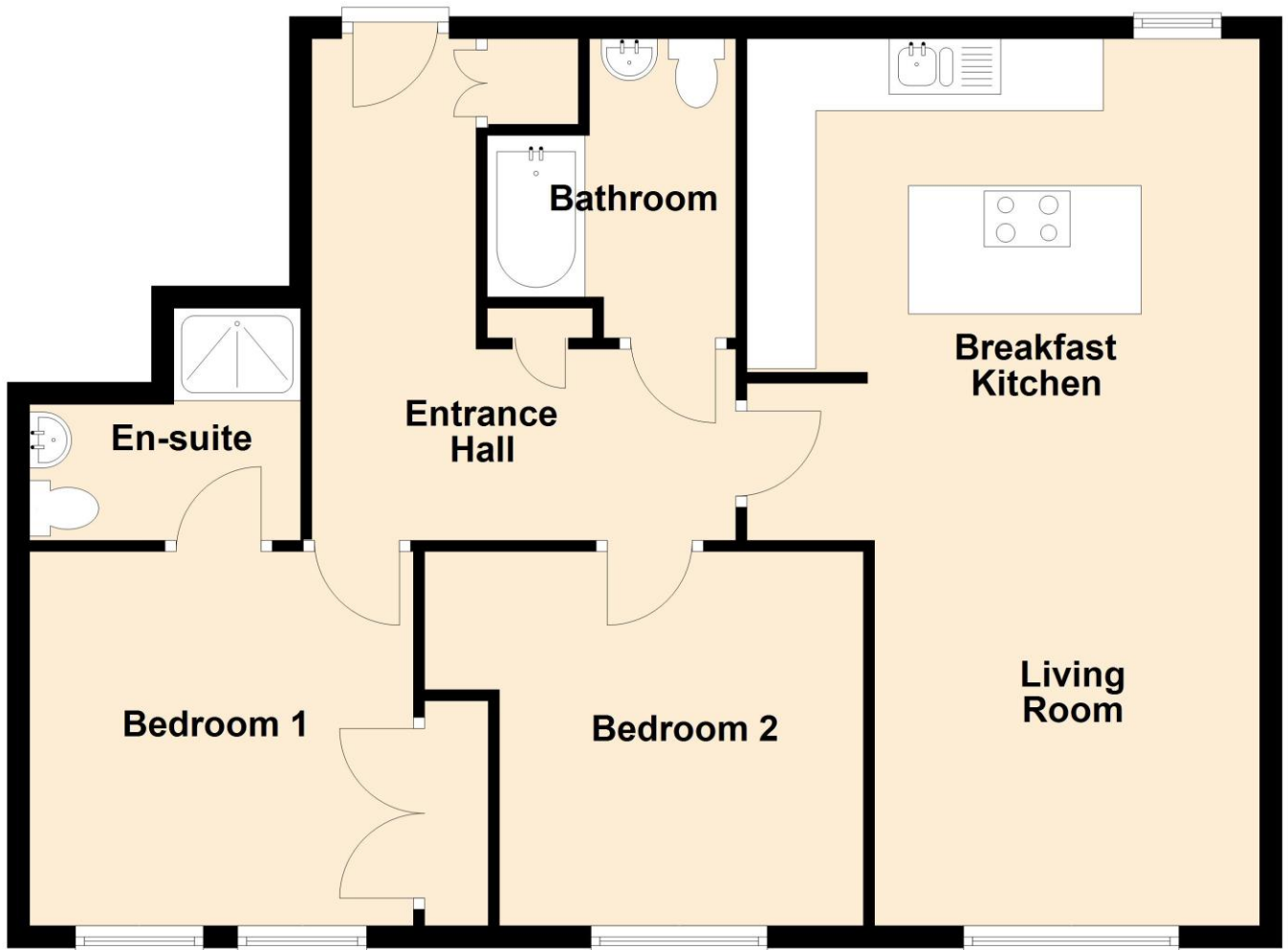
Sefton MBC band C.

Tenure

Leasehold for 125 years from 1 May 2001 with a ground rent of £120 payable in advance every 6 months.



Third 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.