



**Flat 4 Oakworth Bank, 64-66 Park Road,
Southport, PR9 9NZ
£150,000 Subject to Contract**

Offered for sale with no chain delay this flat is situated on the first floor of a popular, purpose built development of twelve similar flats. The centrally heated and double glazed accommodation briefly includes, communal entrance with entry phone system and stairs to the first floor, private entrance hall, lounge, kitchen with built in oven and hob, dining/ sitting area, two bedrooms, with a patio door from the main bedroom leading to a newly replaced balcony, bathroom and WC. Oakworth Bank stands in communal gardens to both the front and rear, there is resident and visitor car parking to the front and a garage at the rear. The flat is conveniently situated on park Road close to local facilities at Queens Road, bus services and Hesketh Park.

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Southport's Estate Agent

Communal Entrance

With entry phone system, stairs to the first floor.

First Floor

Private Entrance Hall

Entry phone system, open plan with the lounge and dining area.

Lounge - 5.03m x 3.89m (16'6" x 12'9")

Upvc double glazed window overlooking Park Road, wall light points, fire surround.

Breakfast Kitchen - 4.57m x 2.16m (15'0" x 7'1")

Upvc double glazed window overlooking Park Road, with two and half bowl, stainless steel sink unit below, a range of base units with cupboards and drawers, glazed china cupboard, wall cupboards. Cupboard housing 'Vaillant' gas central heating boiler. Four burner gas hob with cooker hood above and split level one and half electric oven. Plumbing for washing machine. Breakfast bar.

Dining/ Sitting Area - 3.94m x 2.44m (12'11" x 8'0")

Upvc double glazed window overlooking the rear.

Bedroom 1 - 3.89m x 3.58m (12'9" x 11'9")

Double glazed patio door and side screen to a newly installed tiled balcony overlooking the rear.

Bedroom 2 - 3.86m x 2.39m (12'8" x 7'10")

Upvc double glazed window overlooking the rear.

Bathroom - 2.03m x 2.29m (6'8" x 7'6")

Twin grip panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level WC. Tiled walls, electric shaver point. Upvc double glazed window.

Outside

Communal gardens, resident and visitor car parking to the front, garage to the rear.

Service Charge

We understand that Antony James of Houghton Street Southport supervise the day to day running of the development and the current service charge is £125 per month.

Council Tax

Sefton MBC band C.

Tenure

Leasehold for 999 years from 1 January 1984 with a ground rent of £30



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.