



1 'The Residences' European House Southport, PR9 0SE, £105,000 'Subject to Contract'

A fantastic studio-style apartment offering stylish open-plan living, perfectly suited to young professionals and couples alike. Forming part of the highly sought-after The Residences at European House, this modern home enjoys the benefit of outstanding on-site facilities including a large rooftop sky garden, residence gymnasium, and an allocated parking space. The accommodation flows seamlessly, featuring a main living area open to a contemporary fitted kitchen and dining space, cleverly partitioned to provide a bedroom area, together with a separate bathroom complete with a modern three-piece suite. Ideally positioned close to Southport Town Centre, the development is within easy reach of Lord Street with its wide range of shops, restaurants, and bars, as well as excellent commuter links via the Southport to Liverpool and Manchester Piccadilly rail lines. With its prime location, stylish design, and excellent facilities, this apartment also represents an attractive investment opportunity.

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Southport's Estate Agent

Communal Entrance Hall

Entry phone and key coded entry system. Stairs and passenger lift to all floors. The residents sky terrace and residents' gym are also accessed via the upper levels.

Ground Floor

Entrance Hall

Opening to dressing area and partial access to bedroom area also opening to living room, dining area and kitchen. Entry phone handset to one wall.

Living/ Dining Kitchen - 8.1m x 4.98m (overall from main entrance to living space open plan 26'7" x 16'4" reducing to 10')

Main living space open plan access to a fitted kitchen arranged in a grey gloss style with a number of built in base units with cupboards and drawers, wall cupboards and working surfaces with single bowl sink unit, mixer tap and drainer. Appliances include single oven with four ring ceramic hob and tiled splash back. Funnel style extractor hood over. One wall cupboard houses 'Ferroli' gas central heated boiler system. Integral appliances include fridge and freezer, washer dryer and there is partial wall tiling and recessed spotlighting. Kitchen area enjoys partial LVT flooring and further built in wardrobes to one wall near bedroom include useful hanging space and shelving via sliding vanity mirrored frontage. Door leads to...

Bathroom - 1.45m x 2.01m (4'9" x 6'7")

Three piece modern white suite comprising of low level WC, vanity wash hand basin with mixer tap, drawers below. Panelled bath with glazed shower screen, mixer tap and shower attachment. Tiled walls and flooring with heated towel rail, recessed spotlighting and extractor.

Bedroom Area - 2.72m x 2.16m (8'11" x 7'1" overall into recess)

Bedroom being open plan to main living area but partially enclosed with recessed spotlighting.

Communal Gym

Latest equipment including weights, treadmill and spinning bikes.

Sky Garden

Communal roof top terrace for use of the residents with sun loungers and picnic tables.

Outside

Useful bike store and allocated car parking space for one vehicle. Visitor parking also available.

Council Tax

Sefton MBC band A.

Tenure

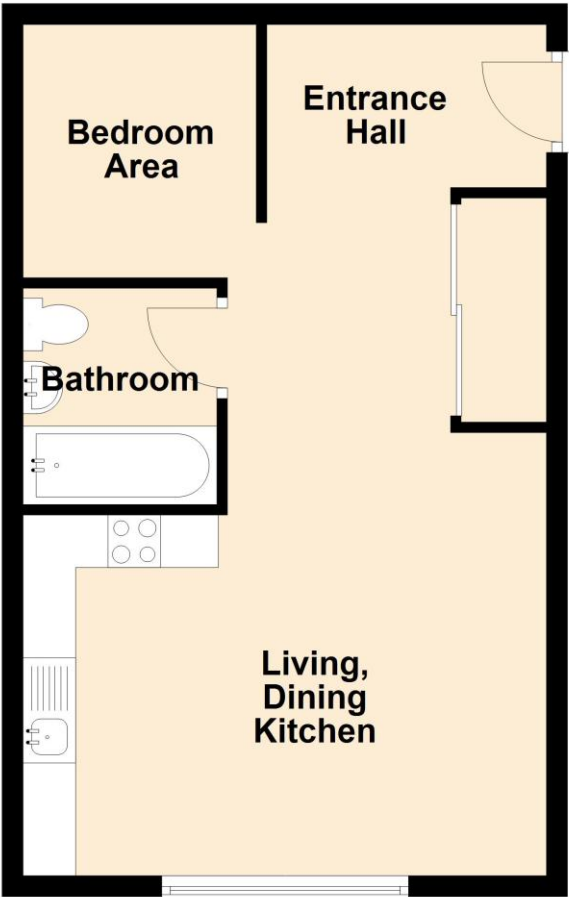
Leasehold for 999 years from 1 August 2020.

Service Charge

We understand that the service charge is payable to Fireguard Limited with a current monthly payment of £75 which includes the general cleaning to the communal areas, window cleaning, lighting etc.



Ground Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B	81	81
(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	



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