



**36 The Residences, European House
Hall Street, Southport, PR9 0SE, £195,000
'Subject to Contract'**

Welcome to one of the largest ground-floor apartments in a fabulous development that truly stands out. Designed with stylish open-plan living, it's perfectly suited for young professionals and couples, offering outstanding on-site facilities such as a large rooftop sky garden, a residents' gym, and allocated parking. This unique apartment also boasts its own privately gated courtyard, ensuring that all-important sense of independence. Inside, the accommodation flows seamlessly, featuring a master bedroom suite with a walk-in dressing area, a modern bathroom, and a fabulous open-plan living and kitchen space with a breakfast kitchen equipped with modern appliances, plus additional access to a separate study and scullery. Ideally positioned close to Southport town centre and within easy reach of Lord Street's vibrant shops, restaurants, and excellent commuter links, this one-of-a-kind apartment is a rare opportunity to purchase a truly special home.

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Southport's Estate Agent

Entrance Hall

Entrance door leading to main accommodation and private master bedroom suite, hall L shaped with glazed inner door leading to main reception space including doors to separate scullery and office.

Master Bedroom - 6.17m x 3.3m (20'3" x 10'10")

Upvc double glazed double doors open to communal courtyard area, double bedroom with spotlighting and partition leading to walk in wardrobe/ dressing area with open plan fitted storage including built in drawers and units.

Bathroom/WC - 3.33m x 1.68m (10'11" x 5'6")

Modern four piece white suite comprising of low level WC, vanity wash hand basin with mixer tap and cupboards below, vanity wall mirror over and panelled bath with tiled surround and mixer tap. Step in shower enclosure with glazed shower screen, plumbed in overhead shower and hand held shower attachment. Wall mounted heated towel rail, partial wall tiling and inset display recess. Extractor.

Scullery - 1.83m x 1.73m (6'0" x 5'8")

Fitted with grey gloss base units with cupboards and drawers, wall cupboard housing the 'Vokera' boiler system, 'CDA' eye level microwave and separate two ring ceramic style hob to working surfaces. Funnel style extractor hood above, single bowl sink unit with mixer tap and drainer, Karndean flooring and spotlighting.

Office - 1.85m x 1.35m (6'1" x 4'5")

Spotlighting.

Living Area/ Dining Kitchen - 7.54m x 6.55m (24'9" reducing to 11'3" excluding entry hall x 21'6" reducing to 10'1" overall)

Upvc double glazed French doors lead to communal courtyard and further picture window and door leads to private enclosed courtyard with timber shed. Dining lounge open plan to fitted kitchen arranged in a white gloss style with a number of built in base units with cupboards and drawers, wall cupboards and working surfaces incorporating breakfast bar. Single bowl sink unit with mixer tap and drainer. Appliances include 'Miele' electric oven with four ring ceramic style hob and stainless steel splashback and canopy style extractor over. There is also integrated fridge and freezer and dishwasher.

Bedroom 2 - 3.35m x 2.92m (11'0" x 9'7")

Upvc double glazed French doors lead to communal courtyard, spotlighting.

Outside

Useful bike store and allocated car parking space for one vehicle. Visitor parking also available. This apartment also benefits secure wrought iron gated access to a private courtyard belonging to the property with block paved for ease of maintenance and access to a timber cabin included with the sale.

Council Tax

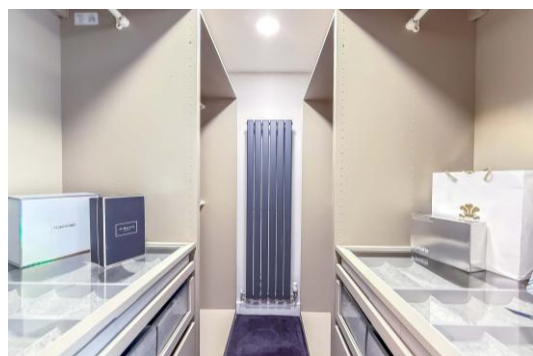
Sefton MBC band

Tenure

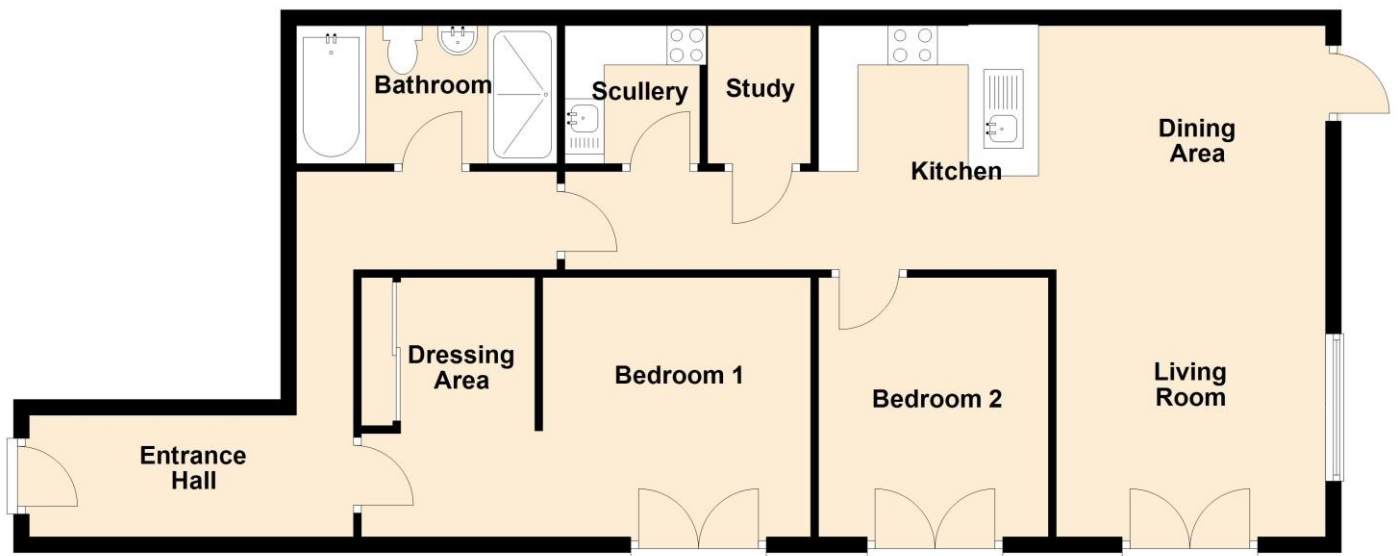
The property is not currently available on the Land Registry; we assume the tenure to be Leasehold for 999 years from 1 August 2020 inline with the other properties available at European House.

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
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
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.