



**Flat 5, 51 Queens Road
Hesketh Park, PR9 9HB, £140,000
'Subject to Contract'**

Located to the top floor of a well-maintained development, this generously proportioned two-bedroom apartment offers a blend of comfort and convenience. The inviting lounge and dining area overlook the front of the development, while a separate kitchen comes equipped with built-in appliances for modern living. Both double bedrooms provide ample space, complemented by a contemporary bathroom with WC. Residents enjoy well-tended communal gardens and the added benefit of a garage and visitor parking at the rear. Ideally located close to Hesketh Park amenities, Lord Street's vibrant array of shops and dining, and excellent commuter links to Liverpool and Manchester, this property is a perfect choice for those seeking a blend of tranquility and urban convenience. No Chain Delay.

12A Anchor Street, Southport, Merseyside PR9 0UT
01704 512121 F 01704 512122
sales@christinsley.co.uk www.christinsley.co.uk

Southport's Estate Agent

Communal Entrance

Stairs to 2nd Floor with audio entry access.

Second Floor

Private Entrance Hall

Spacious private entrance hall with glazed sliding pocket door to front facing lounge/diner. Two useful built-in storage cupboards with shelving and hanging space, loft access. Centrally heated with entry phone handset.

Lounge/Diner - 5.41m x 4.88m (17'9" reducing to 12'1" x 16'0" reducing to 81 overall measurements)

UPVC double glazed bay window overlooking front of development, serving hatch to kitchen.

Kitchen - 2.69m x 3m (8'10" x 9'10")

UPVC double glazed window to side, a range of fitted base units include cupboards and drawers, wall cupboards and working surfaces with single bowl sink unit, mixer tap and drainer. Wall mounted 'Worcester' combination style central heating boiler system. Appliances include electric oven, four ring gas hob, plumbing for washing machine and space for freestanding fridge freezer. Partial wall tiling and tile effect vinyl flooring. Serving hatch to dining lounge.

Bedroom 1 - 4.22m x 3.1m (13'10" x 10'2")

Double bedroom with UPVC double glazed window overlooking rear of development.

Bedroom 2 - 4.19m x 2.69m (13'9" x 8'10")

Double glazed window overlooking rear of development.

Bathroom/WC - 1.75m x 1.91m (5'9" x 6'3")

Modern three-piece style suite arranged with P shaped panel bath including mixer tap and thermostatic shower, pedestal wash hand basin with mixer tap and low-level WC. Opaque UPVC double glazed window to side, attractive tiled walls with ladder style chrome heated towel rail and illuminated vanity wall mirror and extractor.

Outside

Outside, there are established communal gardens and residents parking to the front with a driveway to the side leading to more parking and a single garage at the rear.

Maintenance

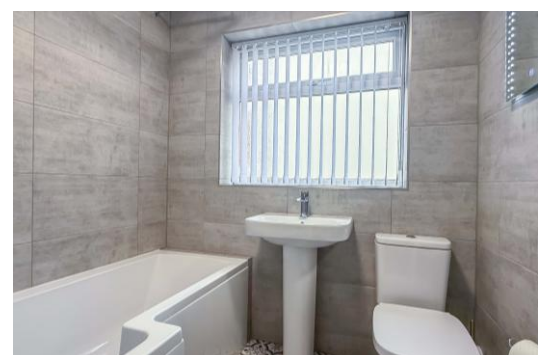
We are advised that 'Curlett Jones' in Southport currently supervise the day to day with the current service charge amounts payable in the region of £720 per annum to include the building insurance, general upkeep of the communal areas etc.

Council Tax

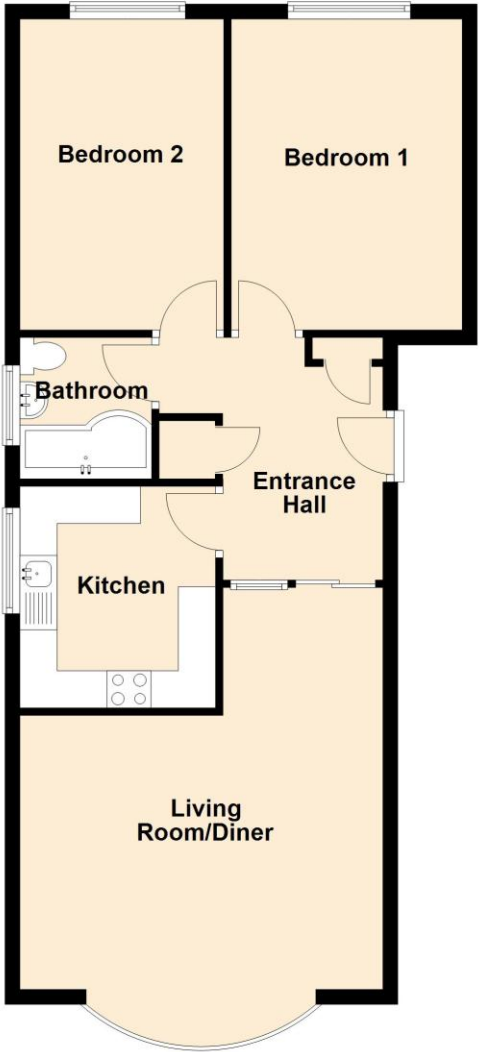
Enquiries made of the Council Tax Valuation List indicate the property has been placed in band C.

Tenure

Leasehold for the residue term of 999 years from 18th July 1975 subject to a ground rent of £20 per annum



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	80
(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.