



Flat 32, Regent Court
Lord Street, PR9 0QQ, £115,000
'Subject to Contract'

Enjoy breath-taking, panoramic views over the town's rooftops, Marine Lake, and out to the Irish Sea from this ninth-floor two-bedroom flat offering a blank canvas, the property requires some modernisation and improvements, allowing the purchaser to put their own stamp on the space. Situated in Southport's sought-after Northern Quarter, this development is perfectly located for access to the shops, restaurants, and amenities of historic Lord Street. The flat comprises of dining lounge overlooking Lord Street with front-facing balcony, perfect for soaking in those unrivalled views, separate kitchen, entrance hall, two bedrooms, master with walk-in wardrobe and shower room/WC.

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Southport's Estate Agent

Communal Entrance - Intercom controlled entrance doors to communal hallway with stairs and passenger lifts to all floors.

Ninth Floor

Private Entrance Hall

Entrance door leading to inner hall with built-in storage cupboard hanging space and shelving, entry phone system.

Lounge/Diner - 5.77m x 4.6m (18'11" x 15'1" into recess)

UPVC double glazed patio door and windows lead to private front facing balcony, tiled flooring and UPVC double glazed balustrade overlooking the northern quarter of Lord Street with roofscape views over Southport Town Centre out to the Marine Lake, Marine way Bridge and the Irish Sea, including panoramic views of the fished coast and out to Wales. Electric fire to one wall with marble interior hearth and fire surround. Door to bedroom and door to kitchen.

Kitchen - 3.53m x 2.41m (11'7" x 7'11")

Fitted kitchen including a range of built-in base units with cupboards and drawers, wall cupboards, one housing the ideal centre heated boiler system. UPVC double glazed window overlooks the roofscape views of Southport town Centre including the marine Lake out to the Irish sea. Built in cupboard to one wall housing the hot water cylinder. Working surfaces include single bowl sink unit with mixer tap and drainer, appliances include electric oven and flooring, ceramic style hob. Recess to base units include plumbing for washing machine and space for fridge, wall tiling and tile flooring.

Bedroom 1 - 3.89m x 3.23m (12'9" x 10'7")

UPVC double glazed window overlooks the northern quarter roofscape of Southport town Centre including Lord Street, the Marine Lake and out to the Irish Sea. A door leads to useful built-in wardrobe with hanging space and shelving, measuring 6'0" x 3'4" and further door leading back to entrance hall.

Bedroom 2 - 3.45m x 3.07m (11'4" x 10'1" to rear of wardrobes)

UPVC double glazed windows overlook roofscape views of Southport with fitted wardrobes and drawers.

Shower Room/WC - 2.69m x 1.63m (8'10" x 5'4")

Three-piece modern style white suite comprising of low-level WC, pedestal wash hand basin with mixer tap and step in shower enclosure with retractable shower seat, wall grip, glazed shower screen and 'Triton' electric shower unit. Partial wall tiling, tile effect vinyl covered flooring and extractor.

Outside

The resident's carpark on the first floor of the development is operated on a permit basis, subject to availability from the management company. Alternatively, a parking permit can be purchased from Sefton Council to park on the road at a cost of £30.00.

Maintenance

We understand that the current service charges (as of March 2025) amount to £1,920 per annum as a contribution towards general maintenance, building insurance, cleaning and lighting of the communal areas, lift maintenance, managing agent's fee's auditing of accounts etc. (subject to formal verification).

Tenure

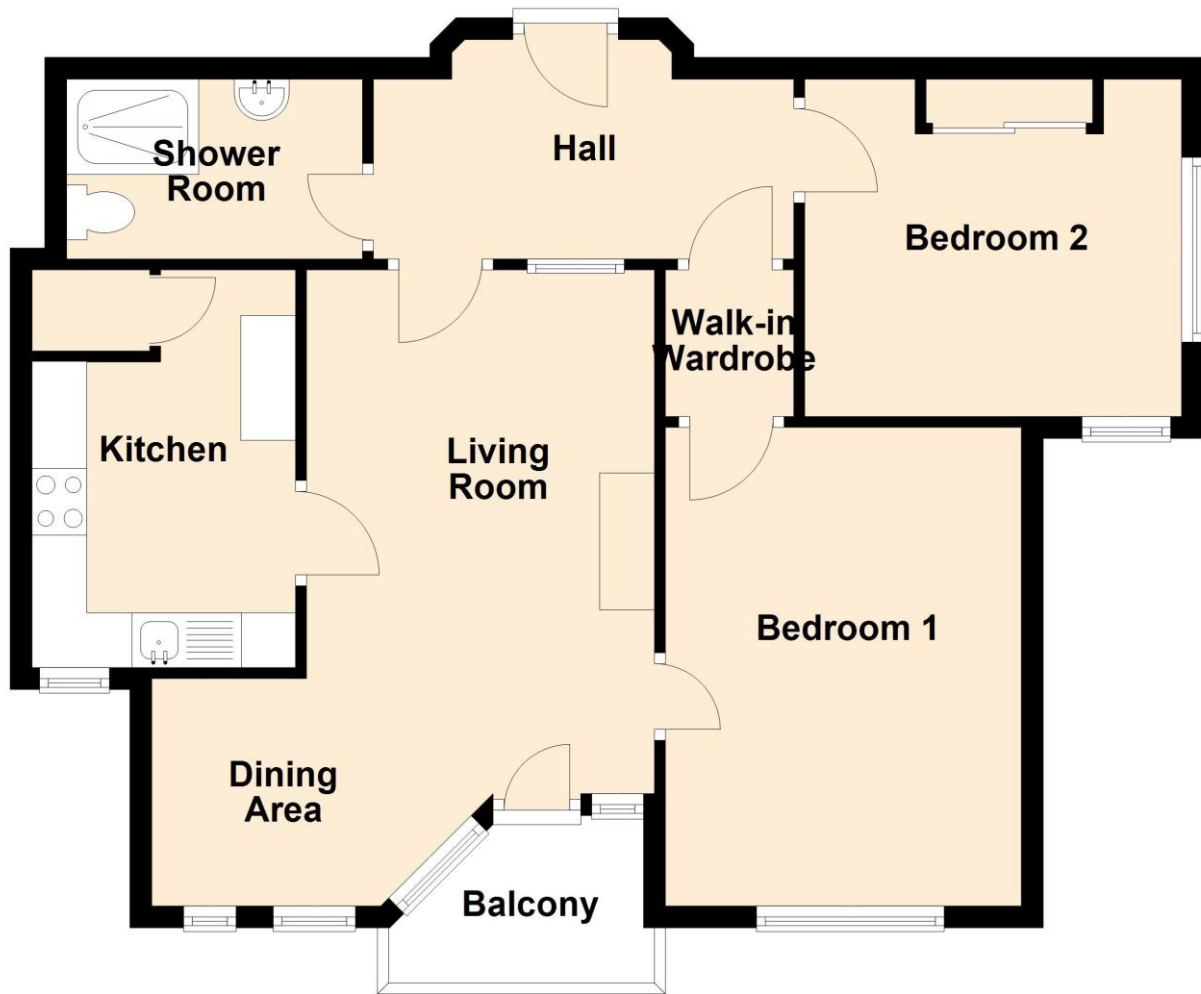
We understand the property to be Leasehold to a term of 999 years from 9th May 1977, with a ground rent of £10.00 per annum. (Subject to formal verification)

Council Tax

Sefton MBC band B



Ninth Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	



Before & After!!

Using the Latest AI Tech to Unlock the Potential & Possibilities of this Property



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.