



**Flat 9, Croxton Court, Park Crescent,  
Southport, PR9 9ND  
£149,950 Subject to Contract**

**No Chain Delay.**

A second Floor, purpose built flat with a balcony overlooking Hesketh Park. Gas central heating is installed , together with double glazing and the accommodation briefly includes; communal entrance, stairs to the second floor, private entrance hall with large store cupboard, lounge with balcony, kitchen, two bedrooms and a bathroom and separate wc. Croxton Court stands in communal gardens, with parking and a garage at the rear. The block is conveniently located with a passing service providing access to the Southport Town Centre.

## Communal Entrance

Entry phone system, stairs to all floors.

## Second Floor

### Private Entrance Hall

Useful storage cupboard.



### Lounge - 5.38m x 3.76m (17'8" x 12'4")

UPVC double glazed window overlooking the front communal gardens and Hesketh Park. UPVC glazed door to a **balcony** with views of Hesketh Park.



### Kitchen - 2.16m x 3.61m (7'1" x 11'10")

UPVC double glazed window with single drainer, single bowl stainless steel sink unit below. A range of base units with cupboards and drawers, wall cupboards, working surfaces, recess for gas cooker and plumbing for washing machine. Gas fired central heating boiler.



### Bedroom 1 - 4.24m x 3.2m (13'11" x 10'6")

UPVC double glazed window overlooking the communal gardens and Hesketh Park.



### Bedroom 2 - 3.35m x 2.64m (11'0" x 8'8")

UPVC double glazed window overlooking Hesketh Park, built in wardrobes.

### Bathroom - 2.29m x 2.06m (7'6" x 6'9")

Twin grip panel bath, pedestal wash hand basin, part wall tiling, airing cupboard. UPVC double glazed window



### WC - 1.83m x 0.86m (6'0" x 2'10")

Half tiled walls, low level WC.

## Outside

Croxtton Court stands in well maintained communal gardens, there is a visitor car park and a garage, which is located at the rear

## Tenure

Leasehold for 999 years from 25 March 1974 subject to a ground rent of £20 a year.

## Service Charge

To be confirmed.

## Council Tax

Sefton Band C.



## Mobile Phone Signal

Check signal strengths by clicking this link:

<https://www.signalchecker.co.uk>

## Broadband

Check the availability by clicking this link:

<https://labs.thinkbroadband.com/local/index.php>

## Second Floor



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