



**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.

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

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

Croxton 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



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.