



**Flat 4, 23 Saunders Street
Southport, PR9 0HP £125,000
'Subject to Contract'**

This modernised and very much improved flat is situated to the first floor of a semi-detached, Victorian conversion which enjoys a prominent position near the Southport Promenade & Marine Lake. The accommodation very briefly includes; a communal entrance with the entry phone system, stairs to first floor, a private entrance hall, generous lounge/diner, modern breakfast kitchen, two double bedrooms and modern style bathroom/Wc. Parking is available on a first come, first served basis and there is communal gardens. The property also benefits access to a secure storage room in the basement level with electric, light and power. Hesketh Park and the Southport Municipal Golf Course are also in the vicinity together with Lord Street and the Southport Town Centre.

Communal Entrance Hall

Entry phone system, stairs to first floor which currently include stairlift access.

First Floor

Private Entrance Hall

L-Shaped entrance hall with entry handset, and door to useful utility cupboard measuring 4'8" x 4'10" including pedestal wash hand basin and plumbing for washing machine. Please note that The Stair Lift is **not included** in the asking price, if new ownership no longer requires it may be removed by the current owner, if required then it would be available by separate negotiation.

Lounge Diner - 6.02m x 4.85m (19'9" into bay x 15'11" into recess)

Upvc double glazed bay window to front of development and separate Upvc double glazed window to side. Electric fire, wall light points and ceiling rose. Lounge open plan with dining area to bay.

Breakfast Kitchen - 4.85m x 2.41m (15'11" x 7'11")

Upvc double glazed window, a range of modern style built-in base units including cupboards and drawers, wall cupboards and working surfaces with single bowl sink unit, mixer tap and drainer. Appliances include; gas oven, four ring gas hob with partial wall tiling, splash back and funnel style extractor over. Space is available for free standing fridge freezer. Breakfast area off kitchen and folding door opens to useful built-in pantry cupboard also housing the electrical consumer unit.

Bedroom 1 - 4.06m x 3.38m (13'4" to front of wardrobes x 11'1" into recess)

Upvc double glazed window to front. Fitted wardrobes with hanging space and shelving.

Bedroom 2 - 4.17m x 2.46m (13'8" x 8'1" overall measurements)

Upvc double glazed window, Built-in cupboard.

Bathroom/Wc - 2.21m x 2.41m (7'3" x 7'11")

Modern style four-piece white suite including; low level WC, pedestal wash hand basin and corner step-in shower enclosure with 'Triton' electric shower. A panelled bath includes mixer tap and shower attachment. Tiled walls with ladder style chrome heated towel rail and extractor.

Outside

There are 6 communal off road parking spaces to front, available on a first come, first served basis. Communal garden to side. the property also benefits access to a useful storeroom measuring 9'4" x 6'8" and located to the communal cellar. The store also having electric, light and power supply.

Maintenance

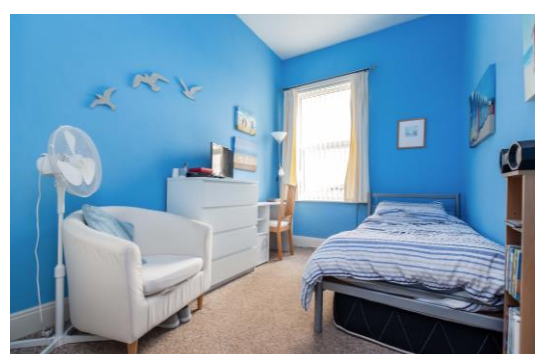
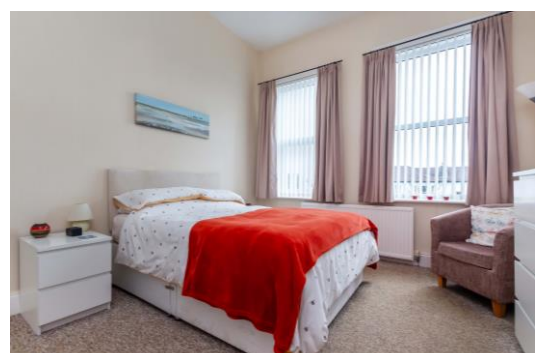
We understand that the residents 'Management Company issues 1 share per 'flat' and invites 1 owner per 'flat' to be a director. The monthly maintenance contribution from each flat is £50 and paid by Direct Debit to the residents' Management Company account. We understand that the electrical supply to the downstairs reception, hallway, stairs and cellar area lighting and sockets is on a separate, communal tariff and is paid by a variable Direct Debit, from the residents' Management Company account.

Tenure

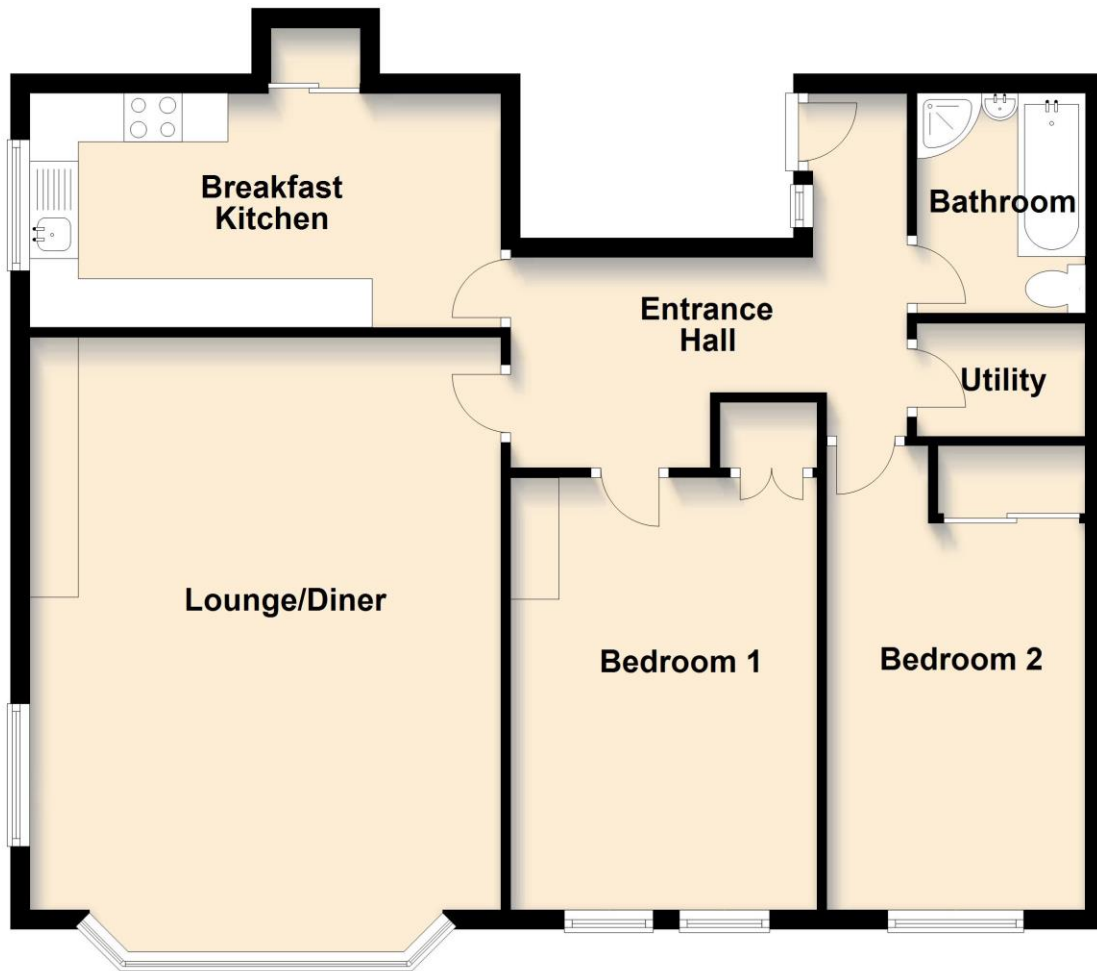
We understand that the Freehold to the development land is jointly owned by the residents 'Limited Management Company', each individual flat being leasehold for the remainder of 999 years as of March 1975. (Subject to formal verification)

Council Tax

Sefton MBC Band B.



First Floor



Floor plans are for illustration only and not to scale
Plan produced using PlanUp.



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.