



**Apartment 10, Leyland Gardens
Southport, PR9 9JG £195,000
'Subject to Contract'**

An early inspection is recommended to appreciate the accommodation offered by this flat, situated on the second floor of a purpose-built flat development built in 2019 by local reputable builder. Installed with Upvc double glazing and under floor heating throughout the accommodation briefly includes; communal entrance with stairs and lift to the second floor, private entrance hall with useful storage cupboard, lounge open plan with kitchen, with built in appliances, there are two bedrooms, the main bedroom with an ensuite shower room and a main bathroom. The development stands in communal gardens to the front and rear with allocated car parking to the rear. Leyland Gardens is conveniently situated in an established location close to Hesketh Park and a short distance from the facilities of the Southport Town Centre.

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Southport's Estate Agent

Communal Entrance

With entry phone system stairs and lift to the second floor.

Private Entrance Hall

Useful storage cupboard.

Lounge - 5.74m x 3.89m (18'10" x 12'9")

Upvc double glazed window and open plan with...

Kitchen - 3.02m x 2.74m (9'11" x 9'0")

Single drainer one and half bowl stainless steel sink unit with mixer tap, a range of base unit with cupboards and drawers, wall cupboards and working surfaces. Four ring ceramic hob with cooker hood above and split level one and half electric oven. Integrated fridge, freezer, slimline dishwasher and washing machine. Cupboard housing 'Ideal' gas central heating boiler. Recessed spotlighting.

Bedroom 1 - 3.71m x 3.84m (12'2" x 12'7")

Upvc double glazed window.

Ensuite - 1.57m x 1.93m (5'2" x 6'4")

Step in shower enclosure with thermostatic shower, vanity wash hand basin with cupboard below, low level WC. Tiled walls and floor. Extractor. Recessed spotlighting chrome towel rail/ radiator.

Bedroom 2 - 4.04m x 2.46m (13'3" x 8'1")

Upvc double glazed window.

Bathroom - 1.65m x 2.24m (5'5" x 7'4")

Vanity wash hand basin with cupboard below, low level WC, panelled bath with thermostatic shower above and shower screen, tiled walls and floor, chrome towel rail/ radiator. Recessed spotlighting and extractor.

Central Heating

The flat benefits from a system of gas fired, under floor heating throughout.

Outside

Communal gardens, allocated car parking. Bike and bin stores.

Maintenance

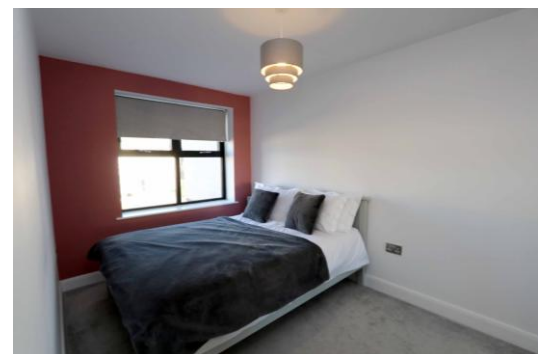
We are advised that the managing agents of the development are Anthony James of Hoghton Street, Southport and the current service charge is in the region of £98 per month.

Tenure

The freehold of the development is currently in the process of being transferred to Leyland Gardens Management Company LTD and it is proposed that owners will own a share in this company.

Council Tax

Sefton MBC band C.



Second Floor



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(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



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