



-  Purpose Built Apartment
-  First Floor Position
-  Three Bedrooms

-  Balcony and Single Garage
-  Overlooking Hesketh Park
-  No Chain

Price: £160,000 Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008





No Chain - An excellent opportunity to purchase a well proportioned purpose built first floor apartment, with three bedrooms. Occupying a superb location overlooking Hesketh Park and having the benefit of its own balcony and single garage, this property is not to be missed!

The apartment offers well planned accommodation which can only be fully appreciated upon an early internal inspection and briefly comprises Communal Entrance Hall with entry-phone system and staircase to all floors, Private Hall, front Living Room with Balcony, fitted Breakfast Kitchen, Bedroom 1 with En-Suite Shower Room, two further Bedrooms and Bathroom/WC. Gas central heating and upvc double glazing are installed.

There are established communal gardens to the front and rear with a garage forming part of a separate block. The development is conveniently located for access to local shops and Queens Road, the Promenade and many amenities of the town centre. Public transport facilities are within the immediate vicinity.



Ground Floor:

Communal Entrance Hall

intercom controlled front entrance door to communal hallway with staircase up to the first floor to own front door.

First Floor:

Private Hall

Living Room - 4.7m x 3.96m (15'5" x 12'11")

Balcony

Kitchen/Breakfast Room - 3.4m x 2.97m (11'1" x 9'8")

Bedroom 1 - 3.35m x 3.25m (10'11" plus door recess x 10'7")

En-suite Shower Room - 2.34m x 1.5m (7'8" x 4'11")

Bedroom 2 - 3.96m x 2.97m (12'11" x 9'8")

Bedroom 3 - 3.05m x 2.97m (10'0" x 9'8")

Bathroom - 2.34m x 2.01m (7'8" x 6'7")

Outside - There are established communal gardens to the front and rear with a garage forming part of a separate block. The development is conveniently located for access to local shops and Queens Road, the Promenade and many amenities of the town centre. Public transport facilities are within the immediate vicinity.

Council Tax - Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band C.

Tenure - Leasehold for a term of 999 years from 1/5/1983. The vendor has verbally advised us that the owners of each apartment own a 1/6th share of the Freehold, and as such, no ground rent is payable.

Service Charge - The management of the development is self run with the current service charge amounting to £250 per quarter as a contribution towards general maintenance, heating, lighting and cleaning of the communal areas, building insurance and gardening.

NB - We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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Total area: approx. 83.1 sq. metres (894.6 sq. feet)

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



Karen Potter Estate Agents confirm 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 as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



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