

Brentwood Court

Morley Road, Hesketh Park, Southport PR9 9JW



-  Purpose Built Apartment
-  Close to Hesketh Park
-  Located to the Second Floor

-  One Double Bedroom
-  Upvc Double Glazing
-  Pleasant Outlook

Price: £85,000

Subject to Contract

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





A particularly well presented, bright and airy second floor apartment overlooking Morley Road and forming part of a popular purpose built development adjacent to Hesketh Park.

The apartment offers well planned and pleasantly proportioned accommodation briefly comprising Hall with walk-in storage cupboard, Living Room, Kitchen, double Bedroom with fitted wardrobes and Bathroom. Upvc double glazing is installed. The development stands in well maintained, established grounds which incorporate communal parking facilities.

Brentwood Court is located within an established residential area with local shops readily accessible at Queens Road which, in turn, leads to the many amenities of Southport Town Centre. The Marine Lake and Foreshore are also readily accessible.



Ground Floor:

Communal Entrance Hall

with entry-phone system and stairs to:-

Second Floor:

Private Hall

Storage Cupboard off - 1.83m x 1.19m (6'0" x 3'11")

Living Room - 4.14m x 3.81m (13'7" x 12'6")

Kitchen - 2.74m x 1.78m (9'0" x 5'10")

Bedroom - 3.68m x 3.02m (12'1" x 9'11")

including area housing fitted wardrobes, additional built in storage cupboard.

Bathroom - 2.26m x 1.78m (7'5" x 5'10")



Outside:

The development stands in well maintained gardens which incorporate communal parking facilities.

Tenure:

Leasehold for the residue of a term of 125 years from 1st June 1986. We are advised there is no ground rent payable.

Service Charge:

There is a service charge of £80 per month (£960 per annum) as a contribution towards the general maintenance of the development, cleaning and lighting of the communal areas, window cleaning, building insurance, gardening and managing agent's fees etc.

Council Tax:

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



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>

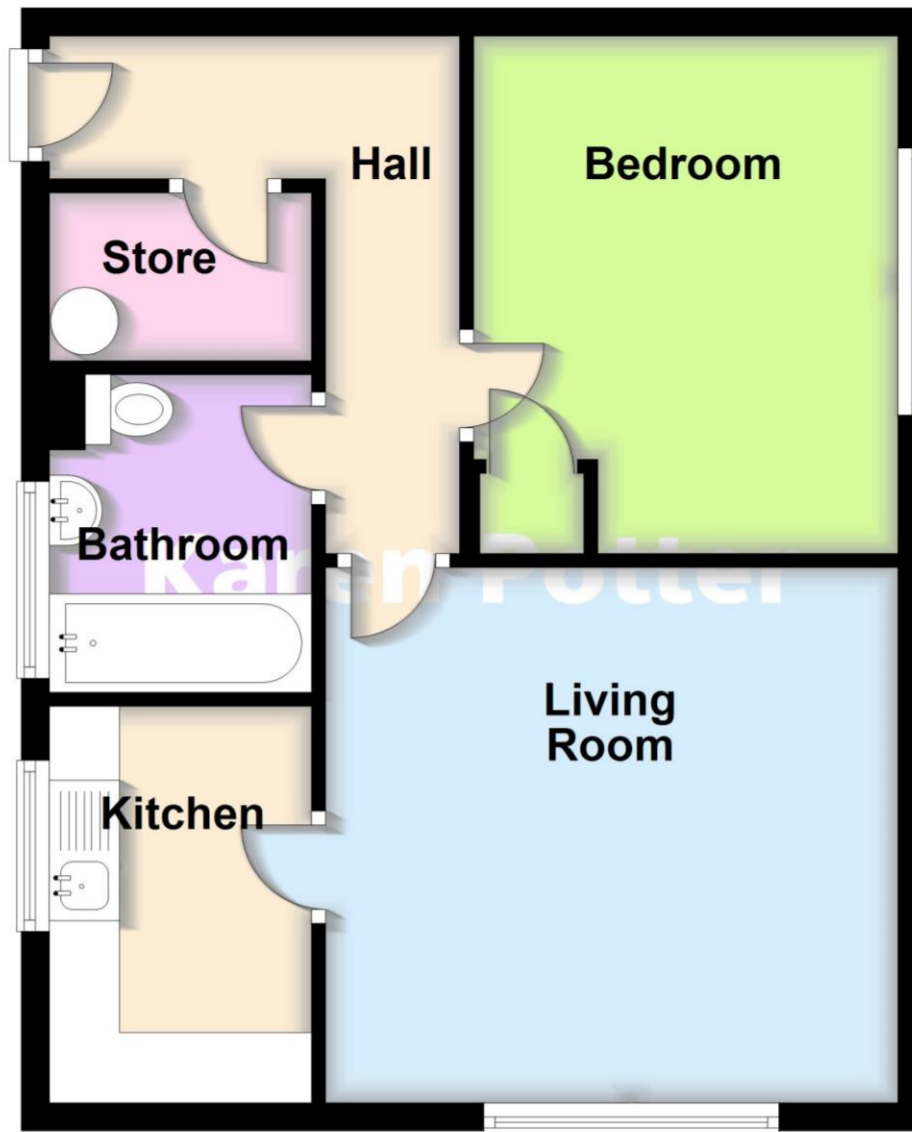
NB:

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

© 2024 All Rights Reserved

Second Floor

Approx. 45.5 sq. metres (489.5 sq. feet)



Total area: approx. 45.5 sq. metres (489.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	66
(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.



5 Hill Street, Southport
PR9 0NW

01704 500 008
www.karenpotter.co.uk