


# The Apartments

Marine Gate Mansions, Promenade, Southport, PR9 0EF



-  Purpose Built Apartment
-  Second Floor Position – Lift Access
-  Two Double Bedrooms
-  En-Suite & Walk In Wardrobe
-  Open Plan Living/Dining/Kitchen
-  Secure Garaging – EV Point

**Price: £265,000** Subject to Contract

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







**AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED**

of this exceptionally well appointed, purpose built second floor apartment, forming part of a select development occupying a convenient location for access to the many amenities of the town centre.

In the opinion of the Agents, the apartment offers beautifully presented, attractively proportioned accommodation briefly comprising Private Hall, Open Plan Living Room to Dining Kitchen (with double oven, induction hob, American style fridge freezer, wine cooler, dishwasher, washing machine and dryer), two double Bedrooms (the principal with En-Suite Bathroom and Walk In Wardrobe) and Shower Room. Gas central heating and double glazing are installed.

The communal entrance hall provides access to the apartment by way of either a passenger lift or stairs which also gives direct access to the secured allocated basement garaging with electrically operated, remote controlled gate and EV charging point.

The development stands in well maintained and attractively landscaped grounds which incorporate parking.





## Communal Entrance Hall

with stairs and lift to all floors, including the basement secured garaging.

## Second Floor:

### Private Hall

**Living Room Open To Dining Kitchen** - 9.25m overall x 5.28m overall (30'4" x 17'4")

**Bedroom 1** - 5.56m x 4.22m plus corridor (18'3" x 13'10")

**En-Suite Bathroom** - 2.29m x 2.84m (7'6" x 9'4")

**Walk In Wardrobe** - 2.29m x 2.24m (7'6" x 7'4")

**Bedroom 2** - 3.84m plus door recess x 3.4m (12'7" x 11'2")

**Shower Room** - 2.64m x 1.55m plus shower recess (8'8" x 5'1")

**Outside:** The development stands in outstanding, established landscaped gardens, the Courtyard incorporating an impressive central water feature and sitting areas. There are visitor parking facilities within the grounds and allocated private secured garaging for one car (EV point connected) to the basement with access by way of electrically operated, remote controlled gate.

**Council Tax:** Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band E

**Tenure:** Leasehold for the residue of a term of 999 years from 1st January 1997 with zero ground rent. Freehold is owned by Marine Gate Mansions leaseholders.

**Service Charge:** We are informed by the owner that the current service charge (2025) amounts to £2,901.69 per annum as a contribution towards the building insurance premium, window cleaning, lift maintenance, cleaning and lighting of the communal areas, garden maintenance, sinking fund and managing agent's fees.

**Mobile Phone Signal:** Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

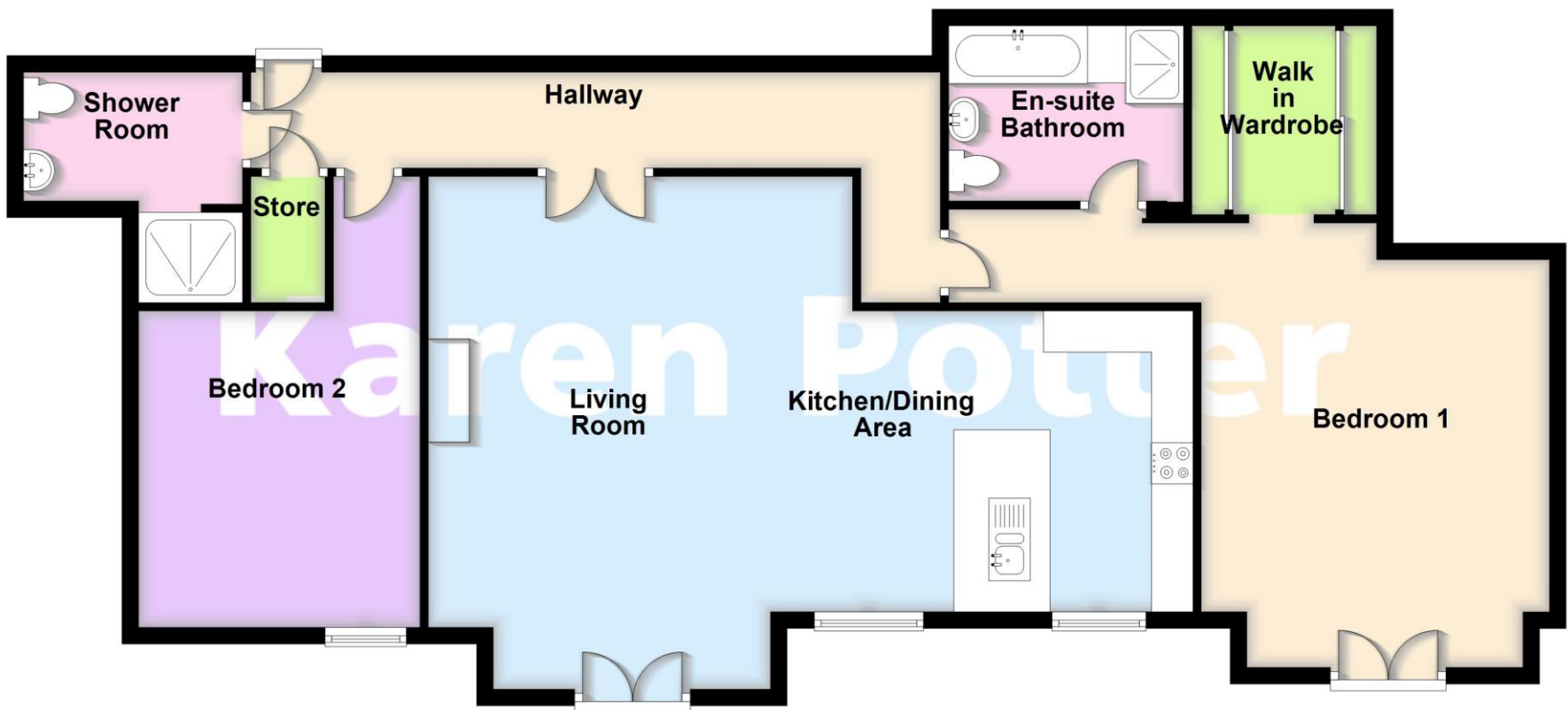
**Broadband:** Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

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

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Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	84
(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	



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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