



-  Purpose Built Development
-  Ground Floor Apartment
-  One Bedroom

-  Private Patio Area
-  Allocated Parking
-  No Chain

Price: £99,950 Subject to Contract

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





An excellent opportunity to purchase this well planned, purpose built, ground floor flat which occupies a particularly convenient location for access to the many amenities of Lord Street and the town centre.

The double glazed and gas centrally heated accommodation comprises Private Hall, Front Lounge, Bedroom, Fitted Kitchen and Shower Room. Outside, there is a private patio area to the rear of the development, which is accessed via patio doors leading from the bedroom.

The property stands on Queens Road, with local shops and Hesketh Park a matter of yards away, and Southport town centre readily accessible.



Ground Floor:

Hall

Kitchen - 2.73m x 2.3m (8'11" x 7'6")

Lounge/Dining Room - 4.65m x 3.62m (15'3" x 11'10") Overall

Bedroom - 5m x 3.02m (16'4" x 9'10")
With patio doors

Shower Room - 2.29m x 1.76m (7'6" x 5'9") plus door recess

Patio - 3.02m x 0.84m (9'10" x 2'9")

Outside

Outside, there is a private patio area to the rear of the development, which is accessed via patio doors leading from the bedroom.

The property stands on Queens Road, with local shops and Hesketh Park a matter of yards away, and Southport town centre readily accessible.

Tenure

Leasehold for a term of 999 years from 25th March 1996.

Service Charge

We are advised the current service charge amounts to £1,118.40 to include the building insurance, lift maintenance, general upkeep of the communal areas etc

Mobile Phone Signal

Check signal strengths here:
<https://www.signalchecker.co.uk/>

Broadband

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

NB

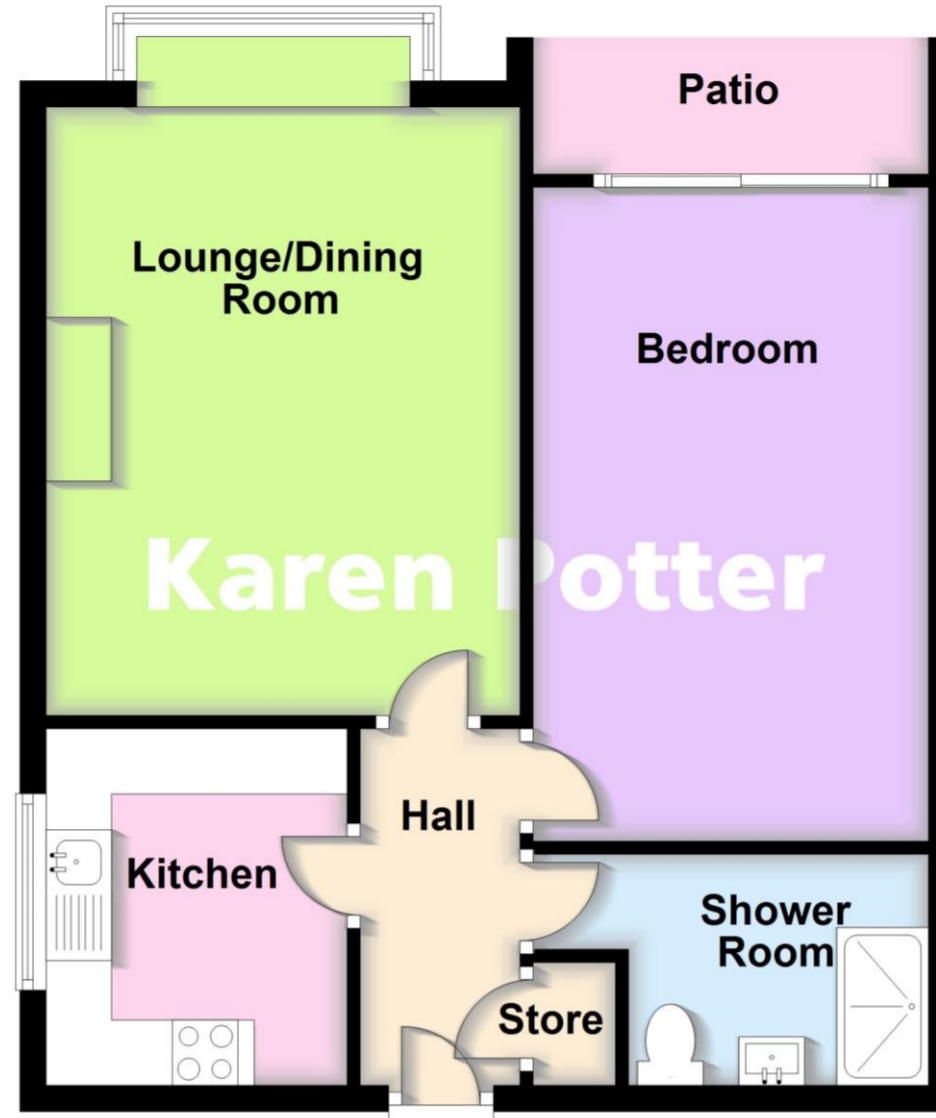
We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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Ground Floor

Approx. 49.0 sq. metres (527.5 sq. feet)



Total area: approx. 49.0 sq. metres (527.5 sq. feet)

EPC AWAITED

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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