



-  Purpose Built Apartment
-  Located to the 3rd Floor with Lift
-  Open Views to Hesketh Park

-  Two Double Bedrooms
-  Balcony
-  NO CHAIN

Price: £139,950 Subject to Contract

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





An excellent opportunity has arisen to purchase a third floor apartment enjoying excellent views to the front over Hesketh Park and having the benefit of a lift, a balcony and a garage. The apartment is offered for sale with the benefit of NO CHAIN.

The apartment is installed with double glazing and electric heating briefly comprising Private Hall, Fitted Cloakroom/wc, Front Living Room/Dining Room with Balcony overlooking Hesketh Park, two double Bedrooms, Kitchen and Bathroom with second wc. Outside there are established communal gardens adjoining the development, the front incorporating parking, the rear including a Garage.

Albert Court occupies a prime residential location with Albert Road being a continuation of Lord Street which forms part of Southport Town Centre. In addition, the Promenade and beach is readily accessible together with the amenities of Churchtown Village.



GROUND FLOOR:

Communal Entrance Hall

With stairs or lift to:-

THIRD FLOOR:

Private Hall

Front Living Room/Dining Room - 6.05m x 4.11m (19'10" x 13'6")

Balcony - 3.78m x 1.37m (12'5" x 4'6")

Kitchen - 3.07m x 2.87m (10'1" x 9'5")

Bedroom 1 - 4.52m x 4.32m (14'10" x 14'2")
plus door recess and including area housing fitted wardrobes.

Bedroom 2 - 3.51m x 2.9m (11'6" x 9'6")

Bathroom - 3.43m x 1.63m (11'3" x 5'4")
overall and maximum measurements

Second wc (separate to Bathroom)

Service Charge:

There is a monthly service charge of £125 (£1,500 per annum) as a contribution towards garden maintenance, communal area cleaning, window cleaning, lift maintenance, communal electricity, building insurance, professional fees (eg Management and Accountants) Health & Safety, plus repairs and renewals required to the building. This list is not exhaustive but gives the main items.

Council Tax:

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

Tenure:

Leasehold for the residue of a term of 999 years from 1974.

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>

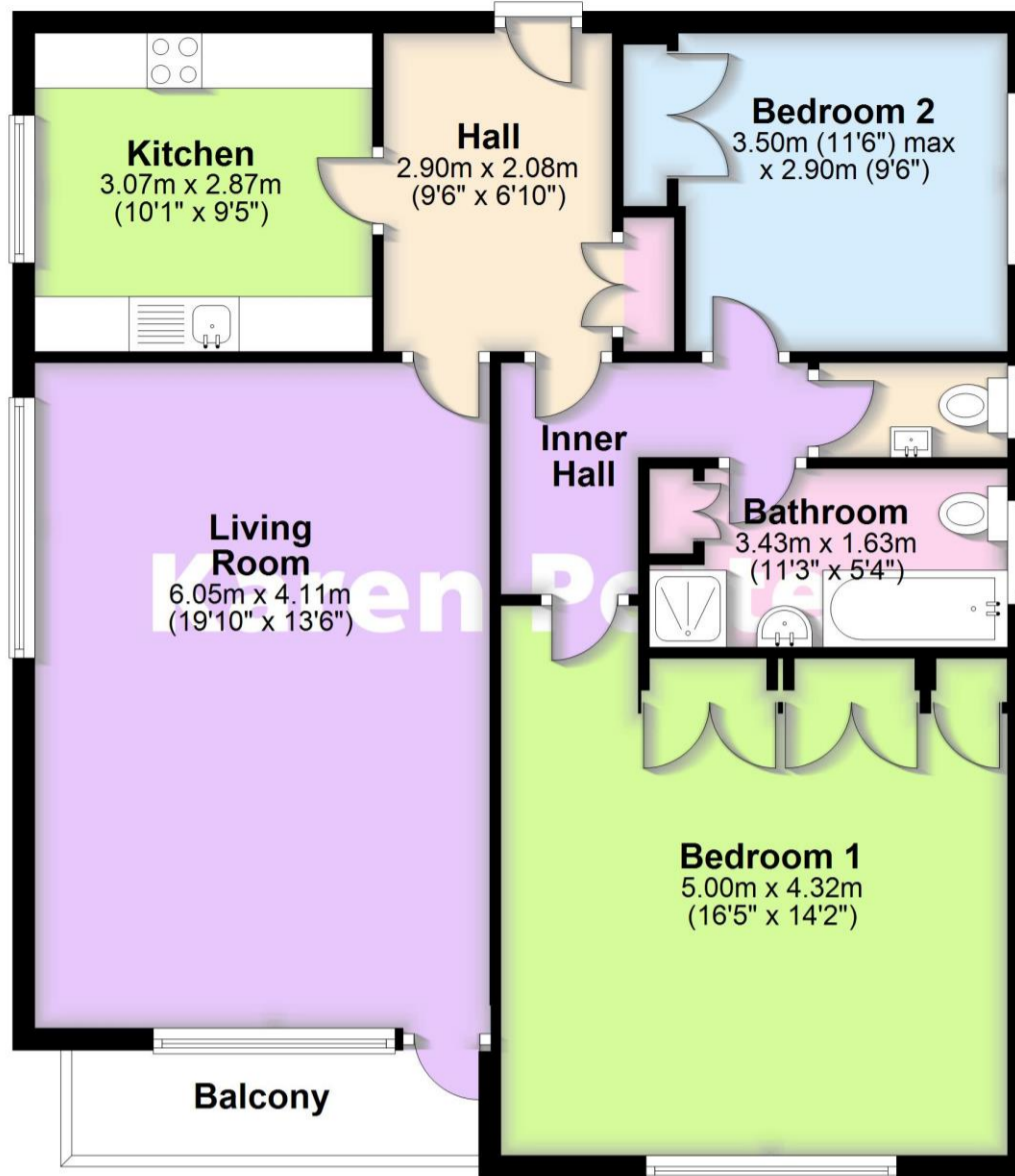
NB:

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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Third Floor

Approx. 84.2 sq. metres (906.2 sq. feet)



Total area: approx. 84.2 sq. metres (906.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	45	
(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