



-  Purpose Built Apartment
-  Second Floor Position – Lift Access
-  Two Double Bedrooms

-  Balcony
-  Garage
-  No Chain

Price:£125,000 Subject to Contract

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





Occupying a second floor position to the rear of this purpose built development, this spacious apartment would benefit from a programme of general updating and is offered for sale with no onward chain.

The double glazed accommodation is installed with underfloor heating and briefly comprises: Communal Entrance with staircase or lift to all floors, Private Hall, Living Room with Dining Area and Balcony off, fitted Kitchen, two double Bedrooms and Bathroom/WC.

Outside, the development stands in well maintained communal gardens and there is a garage in a block to the rear.

Albert Court is located immediately opposite Hesketh Park, with the Promenade and Southport town centre readily accessible.



Ground Floor:

Communal Entrance - With staircase and lift to all floors

Second Floor:

Hall

Living Room - 5.99m x 4.14m (19'8" x 13'7")

Dining Area - 3.05m x 2.59m (10'0" x 8'6")

Balcony - 3.05m x 1.14m (10'0" x 3'9")

Kitchen - 3.81m x 3.05m overall (12'6" x 10'0")

Bedroom 1 - 4.14m x 3.86m (13'7" x 12'8")

Bedroom 2 - 3.48m x 2.95m (11'5" x 9'8")

Bathroom - 3.05m overall x 1.91m overall (10'0" x 6'3")

Outside: The development stands in well maintained communal gardens and there is a garage in a block to the rear.

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 14/9/1966 with a ground rent of £34

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.

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

Approx. 85.7 sq. metres (922.9 sq. feet)



Total area: approx. 85.7 sq. metres (922.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D	58	
(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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