



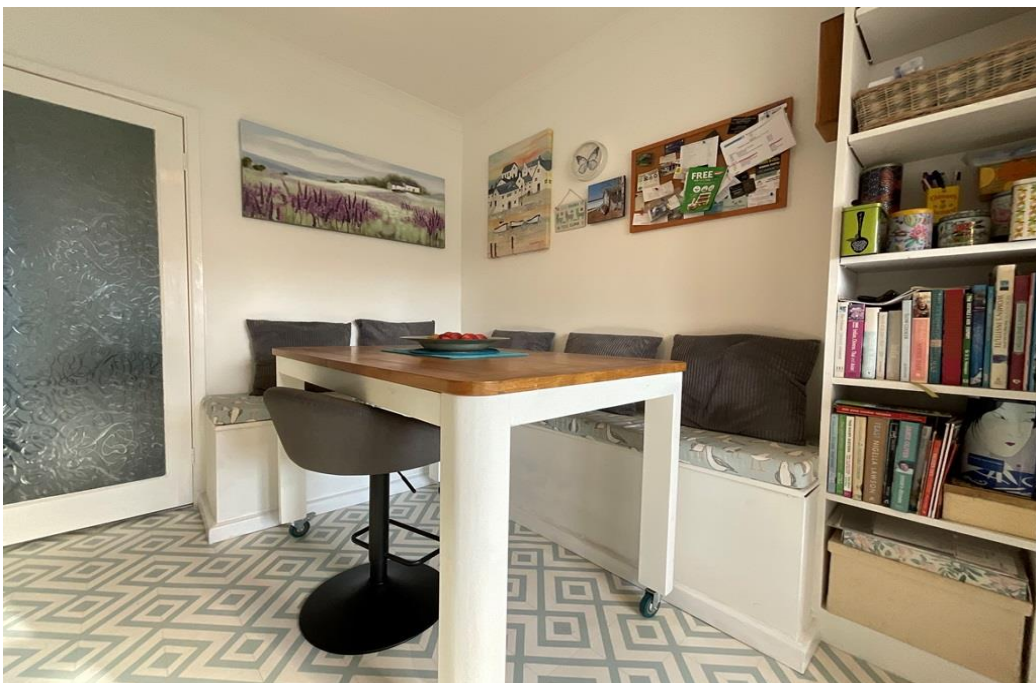
-  Purpose Built Apartment
-  Second / Top Floor Position
-  Two Double Bedrooms

-  Living Room With Balcony Off
-  Modern Kitchen & Shower Room
-  Garage

Price: £149,950 Subject to Contract

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





An early inspection is highly recommended of this bright and spacious purpose built apartment, located in an established, popular residential area, well placed for accessing Hesketh Park and Churchtown village.

The second floor apartment offers well planned and attractively proportioned accommodation briefly comprising private Hall, Living Room with Balcony, modern fitted Dining Kitchen, two double Bedrooms and Shower Room. Gas central heating and upvc double glazing are installed.

Outside there are well maintained and attractive gardens adjoining the development with a GARAGE forming part of a separate block located to the rear.

Hesketh Links Court is located to the corner of Cambridge Road and Cockle Dicks Lane, convenient for access to the many amenities of both Churchtown Village and the town centre. Hesketh Park is within the vicinity and the Promenade and foreshore are both readily accessible.



GROUND FLOOR:

COMMUNAL ENTRANCE

SECOND FLOOR:

HALL

LIVING ROOM 16' x 14' 7" (4.88m x 4.44m)

BALCONY

KITCHEN/DINING ROOM 16' x 7' 10" (4.88m x 2.39m)

BEDROOM 1 12' 5" x 12' (3.78m x 3.66m)

BEDROOM 2 12' x 10' (3.66m x 3.05m)

SHOWER ROOM 8' 1" x 6' 5" (2.46m x 1.96m)

Service Charge: There is a service charge of £2160 per annum paid to Anthony James on Hoghton Street, Southport who manage the block as a contribution towards the general maintenance; window cleaning; cleaning and lighting of the communal areas; gardening; auditing of accounts for the Limited Company and Managing Agent's Fees.

Council Tax Banding: 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 1973 subject to an annual ground rent of £20. Each resident owns a share of the Limited Company (Hesketh Links Court Residents Association Limited) and this is passed to the new owner as the property sells.

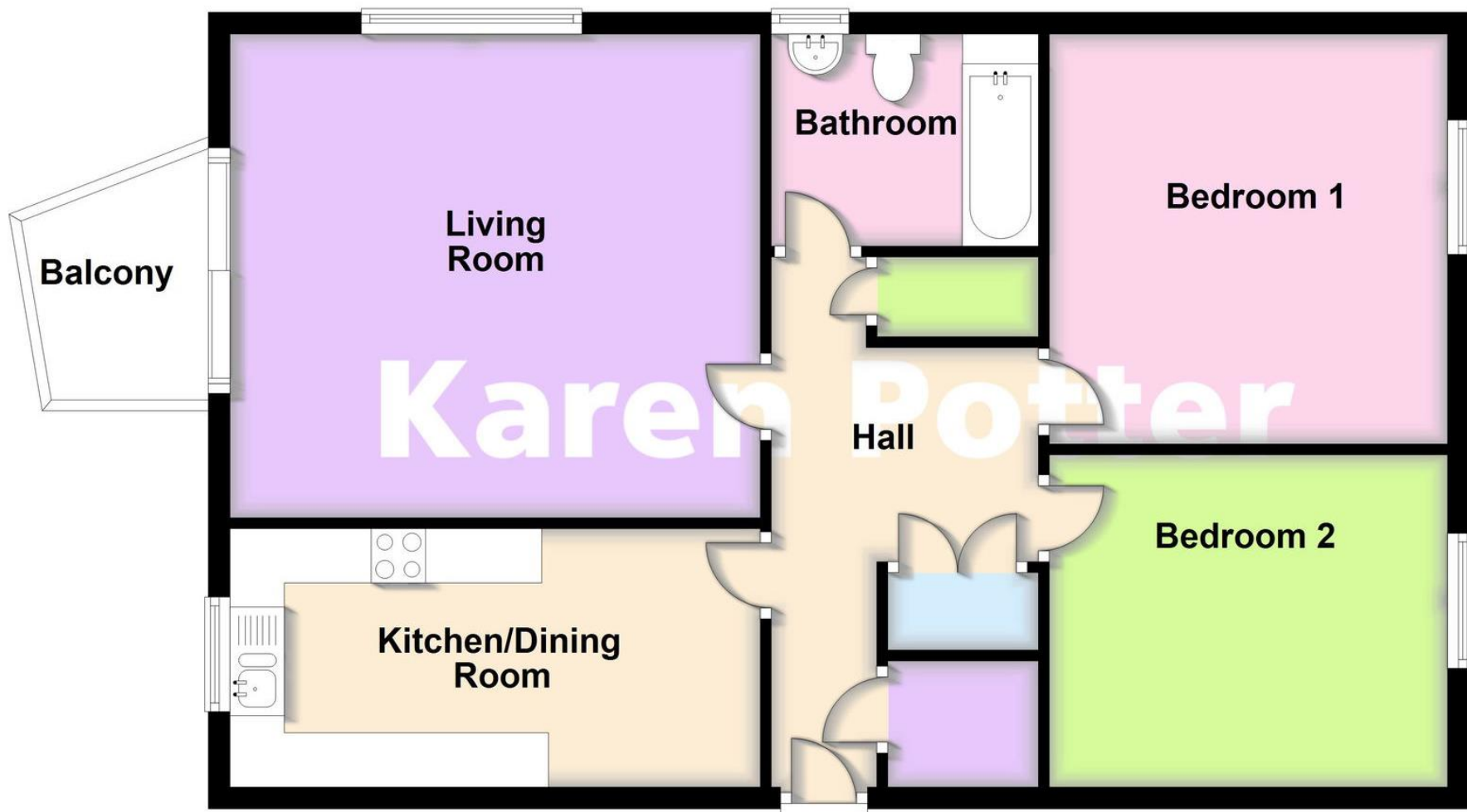
Please Note: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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Second Floor

Approx. 77.6 sq. metres (835.7 sq. feet)



Total area: approx. 77.6 sq. metres (835.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(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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