





-  Ground Floor Position
-  Two Bedrooms
-  En-suite and Dressing Area

-  Open Plan Kitchen/Living Room
-  Parking Facilities
-  Inspection Recommended

Price: £150,000 Subject to Contract

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





An early inspection is highly recommended of this well presented ground floor flat, forming part of a modern development, located in the heart of Southport Town Centre. Well placed for accessing the shops, restaurants and amenities of Lord Street, this property is not to be missed! Accessed via intercom controlled Communal Hall with staircase and a lift to all floors, the double glazed and accommodation briefly comprises: Private Hall, Open plan Kitchen/Living Room/Dining Area with patio door to the communal gardens, two double Bedrooms (the Principle Bedroom with Dressing Area and En-suite Shower Room) and Bathroom.

Outside, there are communal Gardens to the rear of the property and secure underground parking facilities.



Ground Floor:

Communal Entrance

Hall

Kitchen/Living Room/Dining Area - 6.55m x 7.87m (21'6" x 25'10") overall

Bedroom 1 - 3.41m x 3.68m (11'2" x 12'1") plus door recess

Dressing Area - 2.39m x 1.83m (7'10" x 6'0")

En-suite - 2.11m x 2.39m (6'11" x 7'10")

Bedroom 2 - 3.68m x 3.05m (12'1" x 10'0") plus door recess

Bathroom - 1.63m x 2.51m (5'4" x 8'3")

Outside

Outside, there are communal Gardens to the rear of the property and off road parking facilities.

Council Tax Band:

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

Tenure:

Leasehold for a term of 250 years from 1st January 2000, subject to a £250 ground rent per annum.

Service Charge:

The service charge amounts to £724.99 per quarter, as a contribution towards communal cleaning and electricity, management fees, Building Insurance, general maintenance, gardening and lift maintenance.

Mobile Phone Signal:

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

Broadband:

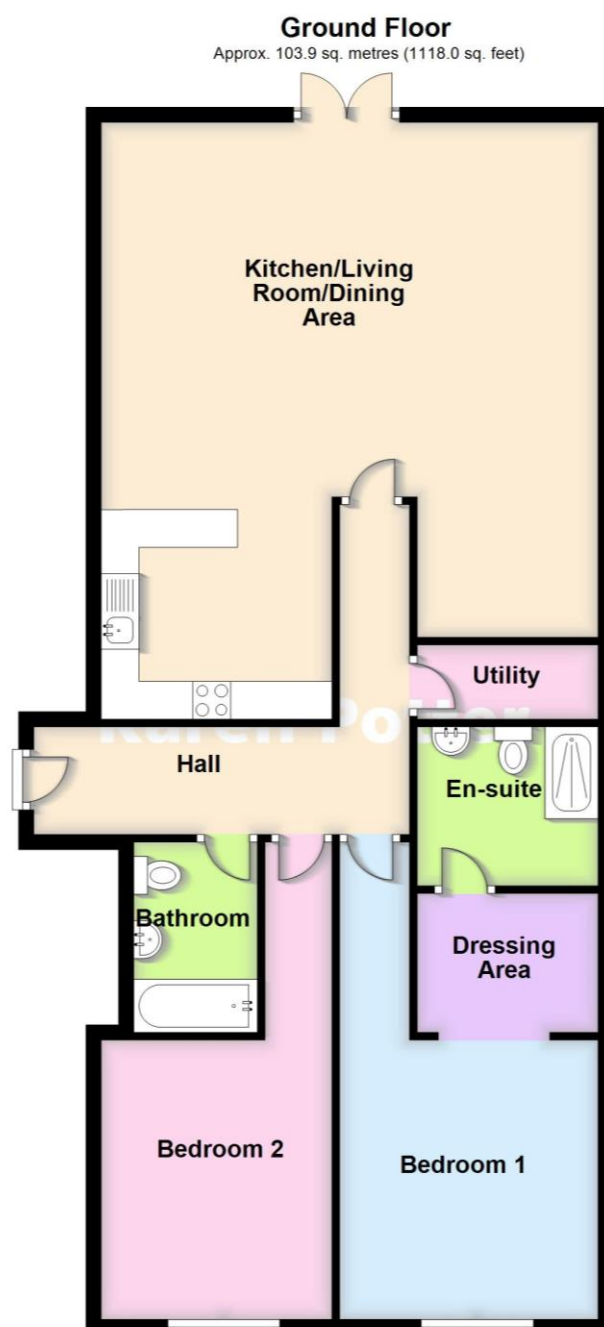
Check the availability by clicking this link:
<https://labs.thinkbroadband.com/local/index.php>

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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	53	
(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.



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