



Regent Court, Lord Street,
Southport, PR9 0QQ

Price: £110,000 Subject to Contract

An early inspection is highly recommended of this well presented eighth floor flat, forming part of a purpose built development located in Southport's Northern Quarter, well placed for accessing the shops, restaurants and amenities of Lord Street.

Offered for sale with no onward chain and accessed via intercom controlled Communal Hall with staircase and twin lifts to all floors, the double glazed and gas centrally heated accommodation briefly comprises: Private Hall, Lounge with Dining Area and Balcony giving views down Lord Street and towards the coast, Kitchen (with oven, hob etc), two double Bedrooms and Bathroom.



Ground Floor:

Communal Entrance Hall

Intercom controlled entrance doors to Hall with stairs or lifts to all floors.

Eighth Floor:

Hall

Lounge/ Dining Room - 5.33m x 3.61m (17'6" x 11'10")

Balcony

Kitchen - 3.58m x 2.41m (11'9" x 7'11")

Bedroom 1 - 3.86m x 3.18m (12'8" x 10'5")

Bedroom 2 - 3.51m x 3.05m (11'6" x 10'0")

Bathroom - 2.69m x 1.7m (8'10" x 5'7")

Outside:

The resident's carpark on the first floor of the development is operated on a permit basis, subject to availability from the management company. Alternatively, a parking permit can be purchased from Sefton Council to park on the road at a cost of £30.

Council Tax:

Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band (B)

Tenure:

Leasehold for the residue of a term of 999 years from 9th May 1977, no ground rent payable.

Service Charge:

The current service charges (as of March 2025) amount to £1,920 per annum as a contribution towards general maintenance, building insurance, cleaning and lighting of the communal areas, lift maintenance, managing agent's fees, auditing of accounts, etc.

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.



Eighth Floor

Approx. 68.7 sq. metres (739.7 sq. feet)



Total area: approx. 68.7 sq. metres (739.7 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	