



-  Purpose Built Apartment
-  Ground Floor Position
-  Much Improved By Current Owners

-  Three Bedrooms
-  Private Patio
-  Double Garage

Price: £260,000 Subject to Contract

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



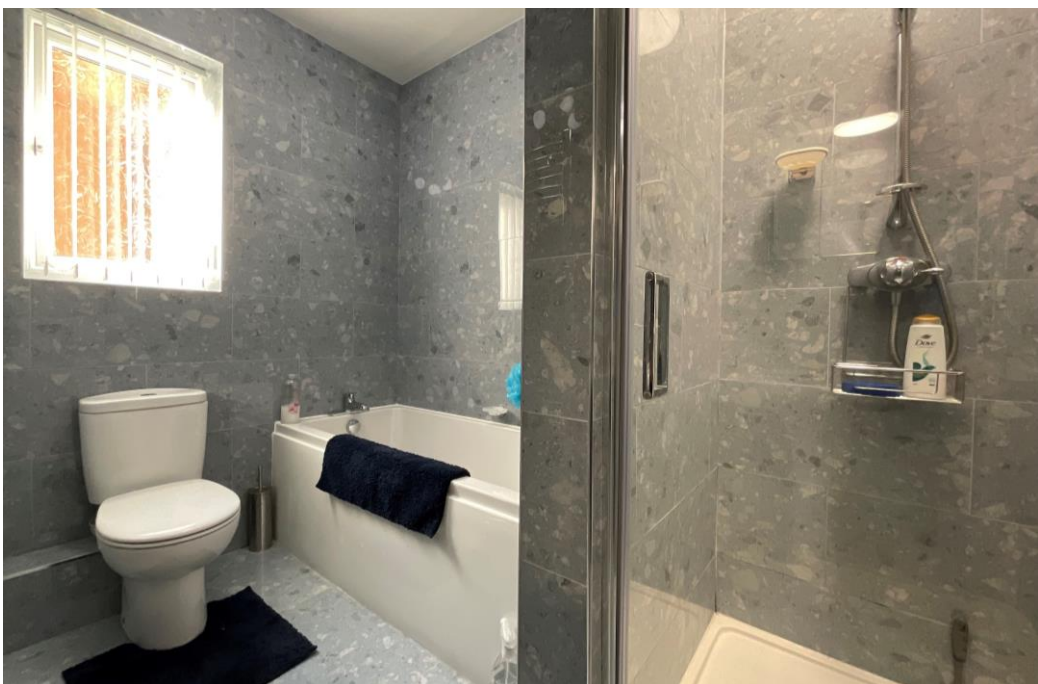


An excellent opportunity to purchase a newly refurbished apartment located to the ground floor of this purpose built development with a lift, private patio and double garage.

The apartment has the benefit of a new central heating boiler, new carpets, new decor, newly fitted kitchen with integrated appliances, bathroom and cloakroom. Installed with gas central heating and upvc double glazing, the beautifully presented accommodation briefly comprises: Private Hall, Cloakroom, WC, Front Living Room and Balcony open plan with Dining Area, Fitted Kitchen, three Bedrooms and Bathroom with bath and shower cubicle.

Outside, there are established communal gardens to the front and rear with a driveway leading to a double Garage at the rear.

Argyle Road is located off Park Crescent, immediately adjacent to Hesketh Park, conveniently located for access to both Southport Town Centre and Churchtown Village.



Communal Entrance

Private Hall

WC

Cloakroom

Living Room - 4.62m x 3.76m (15'2" x 12'4")

Patio

Dining Area - 4.01m x 2.36m (13'2" x 7'9")

Kitchen - 3.33m x 2.72m (10'11" x 8'11")

Bedroom 1 - 4.57m x 3.63m overall (15'0" x 11'11")

Bedroom 2 - 3.3m x 2.95m (10'10" x 9'8")

Bedroom 3 - 3.3m x 2.36m (10'10" x 7'9")

Bathroom - 2.72m x 2.36m overall (8'11" x 7'9")

Utility - 2.72m x 1.45m (8'11" x 4'9")

Outside: There are communal gardens to the front and rear of the property, the front incorporating off road parking and a driveway leading to a double Garage (17' 10 deep x 15' 8" wide) with up and over door.

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

Service Charge: The current service charge amounts to £1448.20 as a contribution towards buildings insurance, heating lighting and cleaning of the communal areas, gardening, lift maintenance and managing agents fees.

Tenure: Leasehold for a residue term of 999 years from 29th September 1981 with a ground rent of £40 per annum.

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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Ground Floor

Approx. 92.5 sq. metres (995.9 sq. feet)



Total area: approx. 92.5 sq. metres (995.9 sq. feet)

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