



-  Lower Ground Floor Flat
-  Beautifully Presented Throughout
-  Two Double Bedrooms
-  Fitted Kitchen/Dining Room
-  Modern Shower Room
-  Inspection Highly Recommended

**Price: £145,000** Subject to Contract

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







Forming part of the lower ground floor of this converted Victorian residence, this two double bedroom flat offers well planned accommodation within easy reach of Southport's promenade and town centre.

Installed with gas central heating and double glazed throughout, the beautifully presented living space briefly comprises: Entrance Vestibule, Hall, Cloaks/WC, front Living Room with feature fireplace, modern fitted Kitchen/Dining Room, two Bedrooms and Shower Room.

Outside, the development stands in well kept communal gardens and there is a parking space in the residents car park to the front.

Albany Road links Alexandra Road with the Promenade and the Marine Lake. Southport town centre is readily accessible.





## Ground Floor:

**Communal Entrance:** Intercom entry system servicing the three flats

## Entrance Vestibule

## Hall

## Cloaks/WC

**Living Room** - 5.36m into bay x 4.27m (17'7" x 14'0")

**Kitchen/Dining Room** - 4.17m into bay x 3.73m (13'8" x 12'3")

**Bedroom 1** - 4.39m x 3.86m (14'5" x 12'8")

**Bedroom 2** - 4.24m overall x 2.82m (13'11" x 9'3")

**Shower Room** - 2.44m x 1.78m (8'0" x 5'10")

**Outside:** The development stands in well kept communal gardens and there is a parking space in the residents car park.

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

**Tenure:** Leasehold for the residue term of 999 years from 10th November 1989 with a fixed annual ground rent of £10

**Service Charge:** The current service charge (accurate as of March 2025) amounts to £110 per month as a contribution to buildings insurance, general upkeep of the communal areas including the gardens, and the managing agent's fees.

**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>

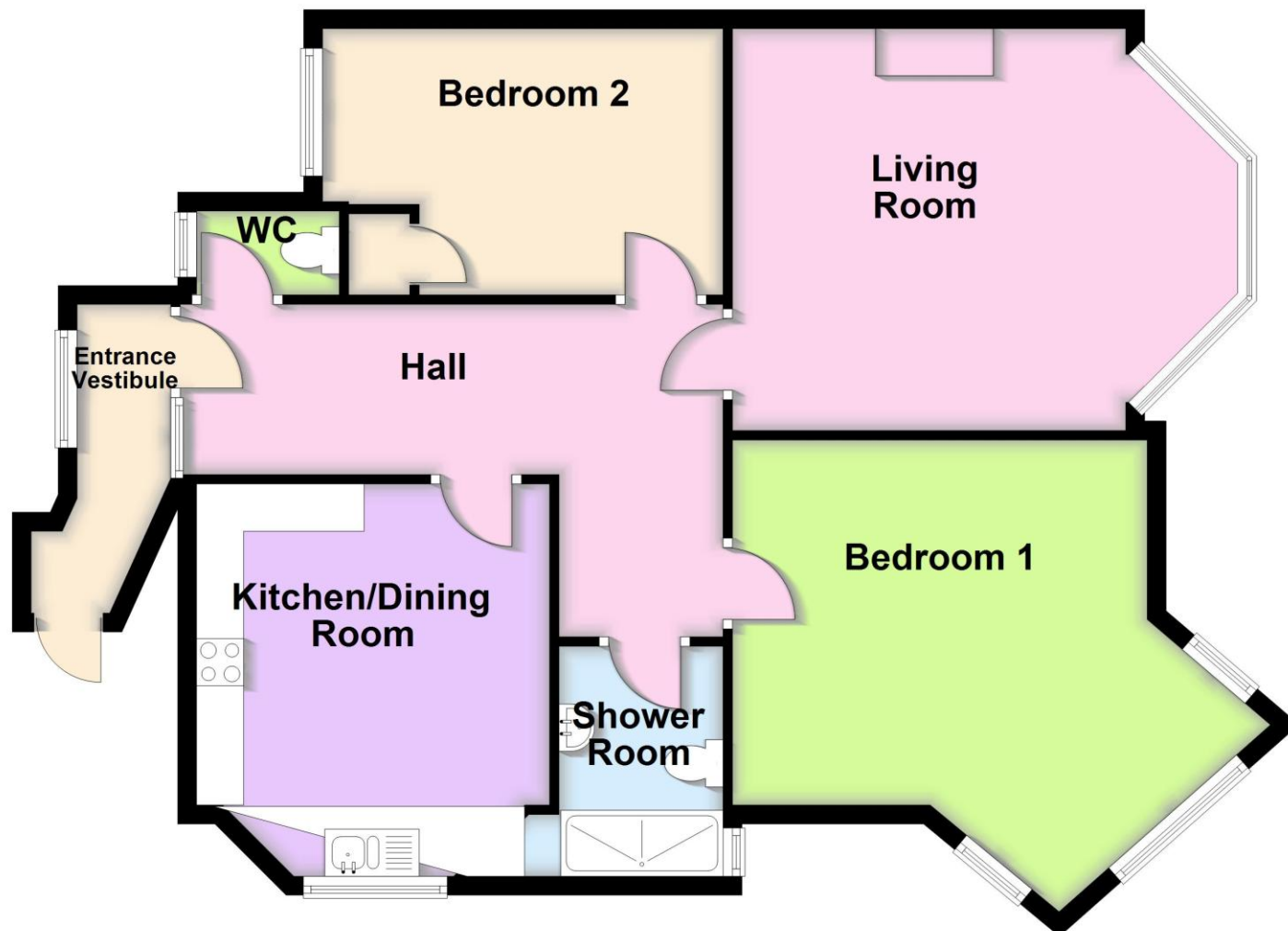
**NB:** We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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## Ground Floor

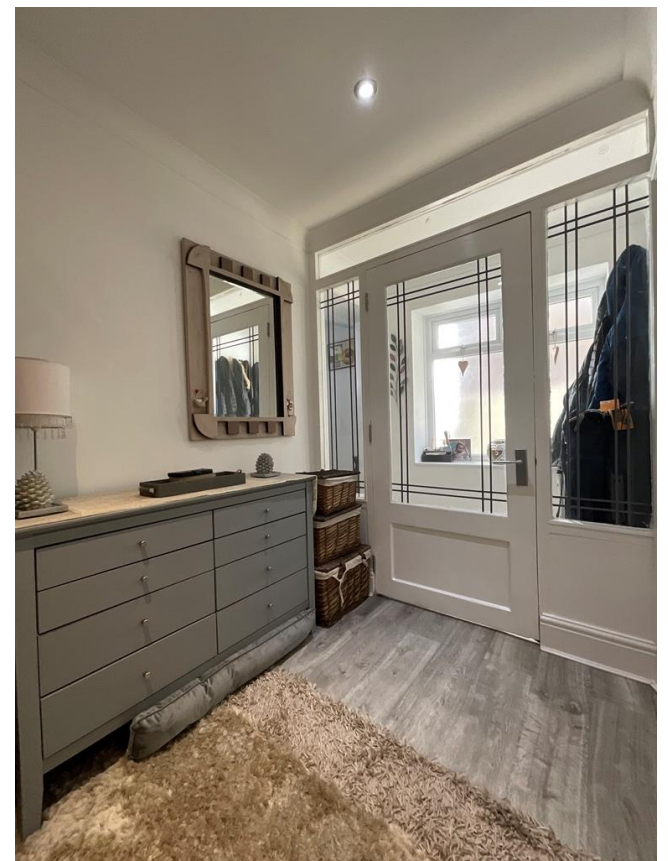
Approx. 90.6 sq. metres (974.7 sq. feet)



Total area: approx. 90.6 sq. metres (974.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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