



-  Purpose Built Apartment
-  Located to the First Floor
-  Two Double Bedrooms

-  Spacious Lounge with Balcony
-  Garage
-  No Chain

Price: £159,950 Subject to Contract

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





NO CHAIN - A bright and spacious purpose built first floor apartment forming part of a small development of only five apartments and located in a popular residential area.

The apartment is installed with gas central heating and upvc double glazing and offers accommodation comprising Private Hall, rear Lounge, modern Kitchen, two double Bedrooms and modern Bathroom. There are communal gardens to the front and rear of the development incorporating parking and leading to a Garage forming part of a separate block to the rear.

Park Avenue is located between Roe Lane and Park Crescent, close to Hesketh Park and within convenient distances for both Churchtown village and Southport town centre. Local shops are at Manchester Road and Queens Road.



GROUND FLOOR:

Communal Entrance Hall

with stairs to the first floor.

FIRST FLOOR:

Private Hall

Rear Lounge - 5.36m x 3.78m (17'7" x 12'5")

with patio door to the Balcony.

Fitted Kitchen - 3.86m x 1.98m (12'8" x 6'6")

Front Bedroom 1 - 3.63m x 4.85m (11'11" x 15'11")
including area housing fitted wardrobes to one wall.

Through Bedroom 2 - 3.86m x 3.81m (12'8" x 12'6")

Modern Bathroom - 2.62m x 1.96m (8'7" x 6'5")

OUTSIDE:

There is off road parking to the front of the development and a driveway leading to the rear where there is a Garage forming part of a separate block. Communal garden areas to the front and rear.

Council Tax:

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

Tenure:

Each of the five apartments own a share in the company, Radnor Hall Ltd, which now owns the Freehold to the development but each apartment is still leasehold for the residue of a term of 999 years from 1st December 1980. Any changes required to the building and costs etc are decided by the five Radnor Hall Ltd Directors, usually at their AGM.

Service Charge:

This currently amounts to £200 per quarter (£800 per annum) as a contribution towards building insurance premium; gardening; general maintenance and communal lighting. This information was provided to us May 2025.

Mobile Phone Signal:

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

Broadband:

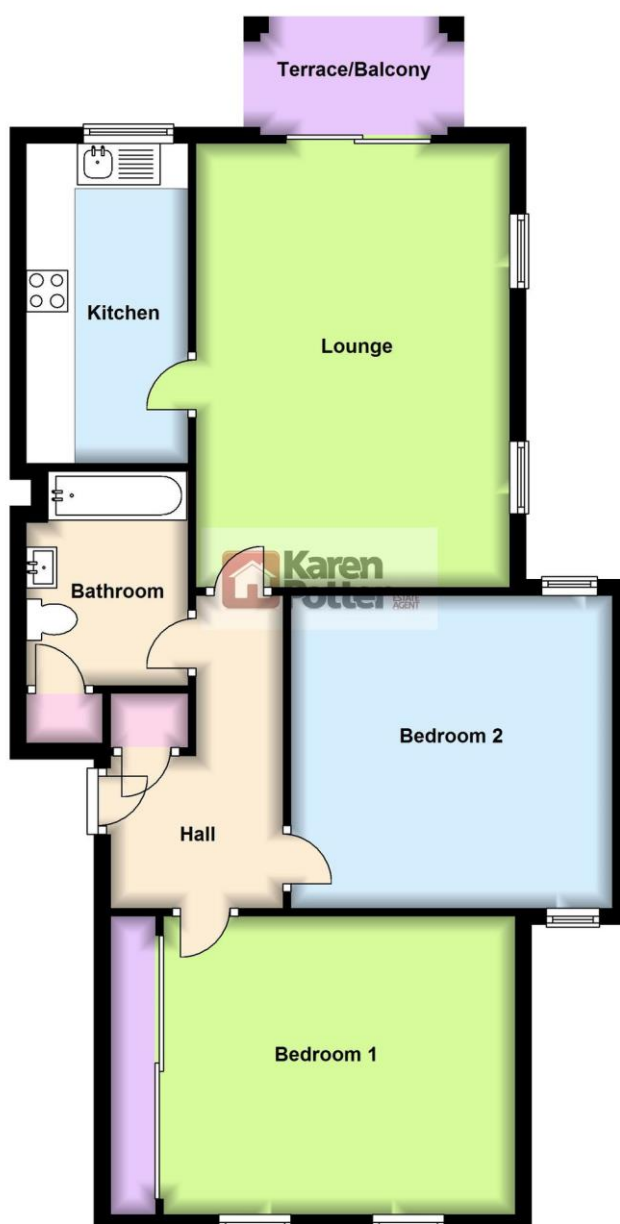
Check the availability by clicking this link:
<https://labs.thinkbroadband.com/local/index.php>

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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First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B	82	82
(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.



5 Hill Street, Southport
PR9 0NW

01704 500 008
www.karenpotter.co.uk