



Oakworth Bank, Park Road,  
Southport, PR9 9NZ  
**Price: £140,000** Subject to Contract

An excellent opportunity to purchase a second floor apartment forming part of a purpose built development located in a popular residential area convenient for Hesketh Park and the Town Centre.

The apartment enjoys the benefit of well proportioned and attractively planned accommodation installed with upvc double glazing and gas central heating briefly comprising Private Hall, 23' Living Room, Kitchen, two Bedrooms, Balcony and Bathroom. Accessed via the Living Room, there is a dedicated, private attic space for the apartment, used for additional storage.

Outside, the front incorporates a parking space with a driveway to the side leading to a Garage at the rear. The residents can also park in front of their garage.

Oakworth Bank is located within a popular residential area conveniently placed for access to Hesketh Park, the Promenade, local shops at Queens Road and the town centre beyond.



**Ground Floor:****Communal Entrance****Second Floor:**

**Living Room** - 7.15m x 4.07m (23'5" x 13'4") into bay and overall

**Kitchen** - 4.59m x 2.21m (15'0" x 7'3")

**Bedroom 1** - 3.98m x 3.56m (13'0" x 11'8") with sliding doors to the balcony

**Bedroom 2** - 3.98m x 2.54m (13'0" x 8'4")

**Bathroom** - 2.46m x 2.02m (8'0" x 6'7")

**Outside:**

The front incorporates a parking space with a driveway to the side leading to a Garage at the rear.

**Council Tax:**

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

**Tenure**

Leasehold for a term 999 years from 1st January 1984, subject to a £30 annual ground rent.

**Service Charge:**

The current service charge amounts to £1,500 per annum which is a contribution towards the general maintenance, building insurance premium, cleaning and lighting of the communal areas, 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>

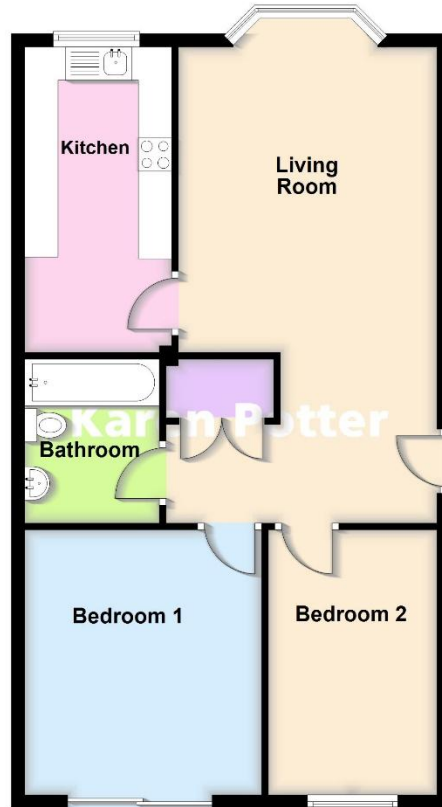
**NB:**

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

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## Ground Floor

Approx. 70.1 sq. metres (755.0 sq. feet)



Total area: approx. 70.1 sq. metres (755.0 sq. feet)

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	