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|  Ground Floor Apartment |  Private Gardens |
|  Two Double Bedrooms |  Parking |
|  Kitchen/Breakfast Room & Garden Room |  Inspection Highly Recommended |

Price: £199,950 Subject to Contract

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





Occupying a particularly convenient position for accessing the amenities of Southport town centre, this very well presented, ground floor apartment is deceptively spacious and must be viewed to be fully appreciated.

Installed with gas central heating and upvc double glazed throughout, the well planned accommodation briefly comprises: Hall, Living Room, modern fitted Kitchen/Breakfast Room, Garden Room, Bedroom with fitted Wardrobes and concealed En-Suite WC, second double Bedroom and modern Bathroom. There is a series of useful storage rooms in the Cellar, accessed via a staircase in the Hall.

The apartment has a private Courtyard off the Garden Room with gated access to a further private garden arranged with a variety of mature plants, shrubs and trees with raised patio area. An extensive driveway provides off road parking for a number of cars.

The property is located on Portland Street, between the junctions of Talbot Street and Part Street.



Communal Entrance: Intercom Entry System

Hall

Living Room - 4.27m x 4.17m (14'0" x 13'8")

Kitchen/Breakfast Room - 4.27m x 2.92m (14'0" x 9'7")

Garden Room - 4.27m x 2.16m (14'0" x 7'1")

Bedroom 1 - 5.16m into bay x 4.42m (16'11" x 14'6")

Bedroom 2 - 5.66m into bay x 4.5m (18'7" x 14'9")

Bathroom - 3.18m x 2.62m (10'5" x 8'7")

Cellars:

Cellar Room (1) 18'4" (5.59m) x 5'8" (1.72m)

Cellar Room (2) 14'6" (4.43m) x 13'8" (4.17m)

Cellar Room (3) 16'1" (4.89m) x 14'9" (4.49m)

Cellar Room (4) 9'7" (2.92m) x 4'7" (1.40m)

Outside: An extensive driveway to the side of the building provides off road parking for a number of vehicles and leads to an immaculately maintained private garden arranged with a variety of mature plants, shrubs and trees. A timber gate allows access to the private rear courtyard, also accessible from the Garden Room.

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 6th May 2016, subject to a fixed peppercorn annual ground rent.

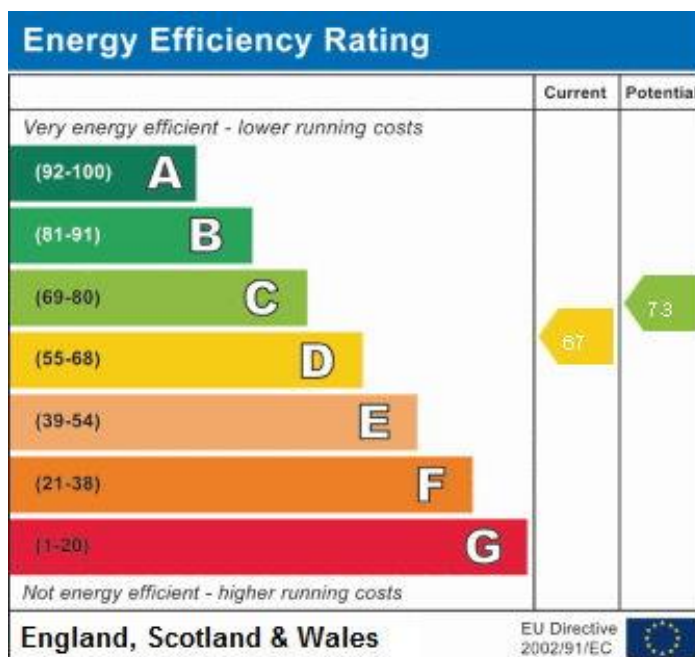
Service Charge: The current service charge (accurate as of June 2025) amounts to £60 per month to include buildings insurance, window cleaning and upkeep of the communal areas. The development is self managed.

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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