

£135,000

Subject to contract







This immaculately presented, two bedroom, purpose built apartment is located in a popular residential area, within easy access to both Southport town centre and Birkdale village.

Accessed via a communal hall with staircase to all floors, the well planned accommodation is installed with gas central heating, uPVC double glazing and briefly comprises: Hall, Living Room, Kitchen, two double Bedrooms and Bathroom. Resident parking is available to front and rear, with one of the Garages also belonging to the flat. A lawned communal garden is situated beyond the garages.

The popular development stands on Duke Street between the junctions of Railway Street and Part Street, with easy access to Lord Street and the many amenities of the town centre. The Promenade, Victoria Park and the foreshore are all also readily accessible.



## Second Floor

Approx. 62.0 sq. metres (667.3 sq. feet)



Total area: approx. 62.0 sq. metres (667.3 sq. feet)



**Second Floor:**

Hall

Living Room - 5.41m x 2.97m (17'9" x 9'9") plus door recess

Kitchen - 5m x 1.98m (16'5" x 6'6") overall including store cupboard

Bedroom 1 - 4.17m x 2.84m (13'8" x 9'4")

Bedroom 2 - 4.24m x 2.44m (13'11" x 8'0")

Bathroom - 2.62m x 1.78m (8'7" x 5'10") plus store

**Outside:** There are established communal gardens to the front with a driveway to the side leading to residents parking and a single garage at the rear.

**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 8th September 1980, with no ground rent payable. Service Charge: We are advised there is a service charge of £1,380 per annum as a contribution towards buildings insurance, general maintenance, gardening, cleaning and lighting of communal areas, managing agent's fees etc.

**Mobile Phone Signal:** Check signal strengths here:

<https://www.signalchecker.co.uk/>

**Broadband:** Check the availability here:

<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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