

£195,000

Subject to contract





NO CHAIN - Early inspection is highly recommended of this magnificent, spacious apartment, occupying the majority of the first floor of this traditional Victorian house, well placed for accessing the amenities of Southport town centre.

Beautifully presented throughout, the gas centrally heated and double glazed accommodation is accessed via a communal entrance to the rear of the building with staircase to the first floor and briefly comprises: Reception Hall, Living Room, Dining Room, modern fitted Kitchen with integrated appliances including dishwasher, double oven, hob, fridge and freezer, two double Bedrooms (one with fitted wardrobes and an En-Suite Shower Room) and a Bathroom.

The development stands in mature communal gardens and there is off road parking for residents. The property is located on the corner of Scarisbrick New Road and Sefton Street.



First Floor

Approx. 107.3 sq. metres (1155.3 sq. feet)



Total area: approx. 107.3 sq. metres (1155.3 sq. feet)



First Floor:

Reception

Hall

Living Room - 5.33m x 4.47m (17'6" x 14'8") Dining Room - 4.17m x 2.11m (13'8" x 6'11")

Kitchen - 4.34m x 2.13m (14'3" x 7'0")

Bedroom 1 - 5.44m x 4.52m (17'10" x 14'10")

En-Suite Shower Room - 2.51m x 1.3m (8'3" x 4'3")

Bedroom 2 - 4.57m x 4.55m (15'0" x 14'11")

Bathroom - 2.92m x 2.11m (9'7" x 6'11")

Outside: The development stands in mature communal gardens and there is off road parking for residents.

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

Tenure: Leasehold for a residue term of 999 years from 1st January 1992 with a fixed annual ground rent of £25

Service Charge: There is a service charge of £1,500 per annum including a contribution towards general maintenance, buildings insurance premium, managing agents fees, gardening, window cleaning, and the lighting of the communal areas.

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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