

Thornton House

6-8, Queens Road, Southport, PR9 9HN



-  Purpose Built Apartment
-  Second Floor Position with Large Private Loft
-  Three Double Bedrooms

-  No Chain
-  Spacious Living Room and Fitted Kitchen
-  Garage

Price: £159,000 Subject to Contract

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





A beautifully presented, newly refurbished three bedroom purpose built apartment with bright and spacious accommodation.

New carpets; newly decorated; new doors; new light fittings; blinds and curtains throughout and even a new oven and hob creating a excellent opportunity for a buyer looking for a conveniently located, comfortable home with a balcony and a garage.

Being on the top floor means you also have the benefit of a large private storage loft too! Call us now for your own personal viewing. 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, spacious living room with balcony, kitchen, three double bedrooms (all with built in wardrobes), shower room and separate WC.

Outside, there are established communal gardens and residents parking to the front with a driveway to the side leading to more parking and a single garage at the rear.

Thornton House is located within a popular residential area conveniently placed for access to the many amenities of Southport town centre. Hesketh Park, the Promenade and local shops at Queens Road are all readily accessible.



Communal Entrance Hall with intercom system, staircase to the second floor.

Second Floor:

Hall

Front Living Room - 5.54m x 5.05m (18'2" x 16'7"), overall and maximum measurements, door to **Balcony** - 3m x 1.02m (9'10" x 3'4")

Kitchen - 4.52m x 2.54m (14'10" x 8'4")

Front Bedroom 1 - 4.39m x 3.3m (14'5" x 10'10") plus recess with built in wardrobe

Rear Bedroom 2 - 3.63m x 3.3m (11'11" x 10'10") plus recess with built in wardrobe

Rear Bedroom 3 - 3.66m x 3.07m (12'0" x 10'1") plus recess with built in wardrobe

Shower Room - 2.41m x 1.68m (7'11" x 5'6")

WC - 1.7m x 0.79m (5'7" x 2'7")

Outside:

The development is set in well maintained communal grounds with lawns and well stocked borders. There is parking to the front and rear with a garage forming part of a separate block to the rear, included in the sale.

Council Tax:

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

Tenure:

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

Service Charge:

The current service charge amounts to £1,000 per annum (paid quarterly in installments) which is a contribution towards the general maintenance, building insurance premium, cleaning and lighting of the communal areas, Managing Agents fees 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>

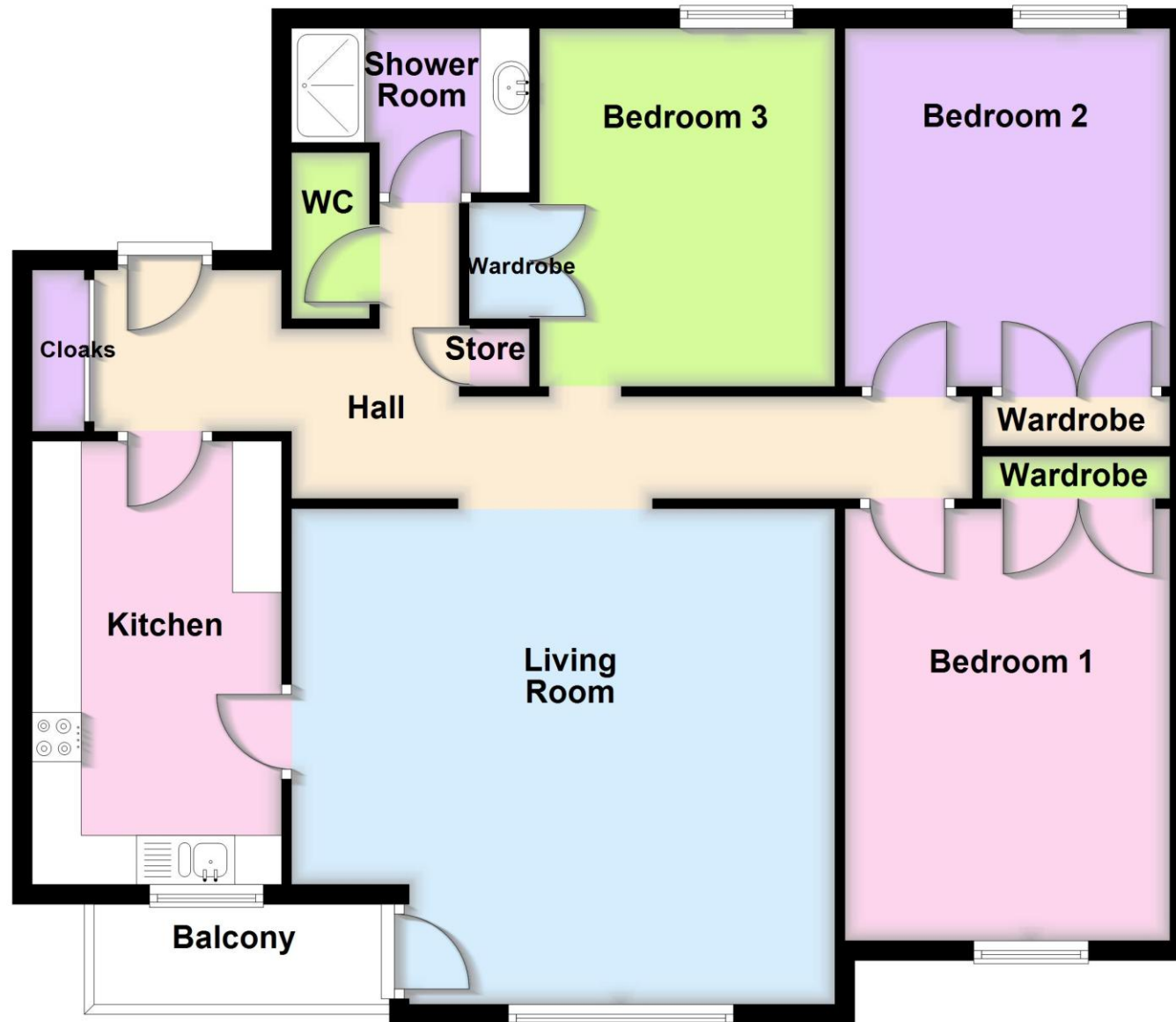
NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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Second Floor

Approx. 102.1 sq. metres (1099.1 sq. feet)



Total area: approx. 102.1 sq. metres (1099.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(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.



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