



The Hollies, Park Road,
Southport, PR9 9NZ

Price: £180,000 Subject to Contract

Viewing Recommended - This beautifully presented, second floor flat forms part of a purpose built development located in a popular residential area convenient for Hesketh Park and the Town Centre.

Installed with gas central heated and double glazed throughout, the well proportioned accommodation briefly comprises: Communal Hall with staircase to all floors, Private Hall, Living Room with door to Balcony, fitted Kitchen, two double Bedrooms (one currently arranged as a Dining Room), Bathroom and separate WC.

There is also a boarded loft space accessed via a drop down ladder in the hall of the flat which provides excellent storage.

The development stands in established communal gardens to the front and rear, the front incorporating parking space with a driveway to the side leading to a Garage at the rear.



Second Floor:

Hall

Kitchen/Breakfast Room - 3.61m x 2.59m (11'10" x 8'6")

Living Room - 5.33m x 4.24m (17'6" x 13'11")

Balcony - 3.68m x 1.19m (12'1" x 3'11")

Bedroom 1 - 3.94m x 3.68m (12'11" x 12'1" plus door recess)

Bedroom 2 - 5.82m x 4.37m (19'1" x 14'4")

WC

Bathroom - 2.16m x 2.01m (7'1" x 6'7")

Store

Outside:

The development stands in established communal gardens to the front and rear, the front incorporating 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 residue term of 999 years from 1/4/1977.

No ground rent is payable as each flat owner holds a share in the company that owns the freehold.

Service Charge:

£1200 per year to include sinking fund, heating, lighting and cleaning of communal areas, upkeep of the gardens, buildings insurance and managing agents fees.

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. 96.9 sq. metres (1043.0 sq. feet)



Total area: approx. 96.9 sq. metres (1043.0 sq. feet)

Energy Efficiency Rating

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