

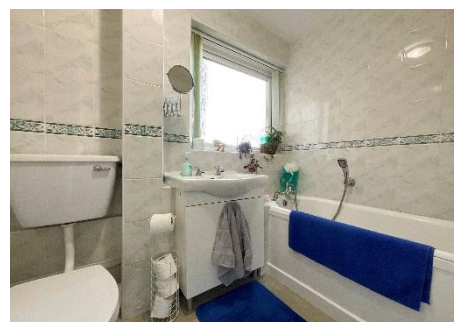


Brentwood Court, Morley Road  
Hesketh Park, Southport, PR9 9JW  
**Price: £99,950** Subject to Contract

Occupying a first floor position in a popular purpose built development adjacent to Hesketh Park, this well presented, one bedroom, flat must be viewed to be fully appreciated.

Installed with uPVC double glazing and with under floor heating, the well planned accommodation briefly comprises: Communal Entrance Hall with staircase to all floors, Private Hall with built in Store, Lounge/Dining Room, fitted kitchen, double Bedroom and Bathroom.

The development stands in well maintained, communal gardens with residents parking. Local shops on Queens Road only a short walk away, whilst the amenities of Southport town centre and Churchtown village are readily accessible by car or bus.



**First Floor:****Hall**

**Lounge/ Dining Room** - 4.14m x 3.81m (13'7" x 12'6")

**Kitchen** - 2.72m x 1.78m (8'11" x 5'10")

**Bedroom** - 3.66m x 3.02m (12'0" x 9'11")

**Bathroom** - 2.21m x 1.78m (7'3" x 5'10")

**Store Room** - 1.78m x 1.3m (5'10" x 4'3")

**Outside:**

The development stands in well maintained, communal gardens with residents parking. Local shops on Queens Road only a short walk away, whilst the amenities of Southport town centre and Churchtown village are readily accessible by car or bus.

**Council Tax:**

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

**Tenure:**

Leasehold with a residue term of 125 years from 1st June 1986. Brentwood Court Management Co. own the Freehold to the development, with each flat owner receiving a share certificate. No ground rent is therefore payable. A lease extension to 999 years is feasible at a cost of circa £650.

**Service Charge:**

(as of January 2026) amounts to £960.00 per annum which is a contribution towards the general maintenance, building insurance premium, cleaning and lighting of the communal areas, upkeep of the gardens and sinking fund.

**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.

# First Floor

Approx. 45.4 sq. metres (488.9 sq. feet)



Total area: approx. 45.4 sq. metres (488.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	