




## Westleigh Court, Queens Road, Southport, PR9 9HN

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|  <b>First Floor Apartment</b> |  <b>Two Bedrooms</b>        |
|  <b>Communal Gardens</b>      |  <b>Convenient Location</b> |
|  <b>Garage</b>                |  <b>Resident Parking</b>    |

This Well presented, purpose built, first floor apartment occupies a convenient location for access to local shops, Southport Town Centre and Hesketh Park.

The apartment comprises private Hall, spacious Living Room with Balcony off, fitted Dining Kitchen (with oven, hob and cooker hood), two Double Bedrooms with fitted wardrobes, and modern Bathroom/WC. Gas central heating is installed and there is UPVC double glazing. Entrance to the communal hallway is by way of automatic portage controlled from within the flat with staircase accessing all floors.

There are residents parking spaces to the front and rear, and there is a single garage.

**Price: £150,000 Subject to Contract**

Viewing: Strictly with the Agents (01704) 500 008

## Ground Floor:

### Communal Hall

Intercom controlled entry system giving access to the communal hall with staircase to the subject flat on the first floor.

## First Floor:

### Private Hall

**Living Room** - 5.44m x 3.78m (17'10" x 12'5")

### Balcony

**Dining Kitchen** - 4.65m x 2.16m (15'3" x 7'1")

**Bedroom 1** - 3.86m x 3.58m (12'8" x 11'9")

**Bedroom 2** - 3.86m x 2.39m (12'8" x 7'10")

**Bathroom** - 2.36m x 2.21m (7'9" x 7'3")

## Outside:

The development is set in well maintained communal grounds with lawns and well stocked borders.

There is residents parking to front and rear, and a single garage with up and over door located in a block to the rear of the development.

## Council Tax:

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

## Tenure:

We have had confirmation that the tenure is Leasehold on a 999 year residue from 1/1/1988 with an annual ground rent of £30.

## Service Charge:

We understand that the current service charge as of January 2026 amounts to £100 per month to include buildings insurance, window cleaning, gardening, upkeep of communal areas and management company 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.

