

Ground Floor Apartment

Promenade, Southport, PR8 1QU



-  Ground Floor Apartment
-  Grade II Listed Building
-  Two Double Bedrooms

-  Requires Modernisation
-  Allocated Parking Space
-  No Chain

Price: £215,000 Subject to Contract

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





No Chain - An excellent opportunity to purchase a generously proportioned ground floor apartment forming part of a Grade II Listed building within the Promenade Conservation Area and offering accommodation which can only be appreciated fully upon an internal inspection.

Whilst the principal feature of this apartment is its location, the character and well planned accommodation is rarely available for sale on the open market.

The apartment is installed with gas central heating, though would benefit from a programme of general updating and briefly comprises: Spacious Hall with large Store Room with trap door leading down aluminium ladders to basement storage area, Front Living Room with views over the Promenade, fitted Kitchen, two double Bedrooms, Bathroom and Separate W.C.

There is an allocated car parking space to the front and a shared rear courtyard with gated access to West Street opposite the Wayfarers Arcade.



GROUND FLOOR

Communal Hall

Private Hall

Living Room - 5.13m x 4.75m into bay (16'10" x 15'7")

Kitchen - 3.56m x 3.56m (11'8" x 11'8")

Bedroom 1 - 4.83m x 4.01m (15'10" x 13'2")

Bedroom 2 - 4.32m into bay x 4.11m (14'2" x 13'6")

Bathroom - 2.57m x 2.26m (8'5" x 7'5")

WC

Store Room with trap door to cellar storage space

Outside: There is an allocated car parking space to the front.

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

Tenure: Leasehold for a residue term of 999 years from 1/7/1982 with a fixed annual ground rent of £20

Maintenance: The cost of maintenance is shared with the first floor apartment.

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>

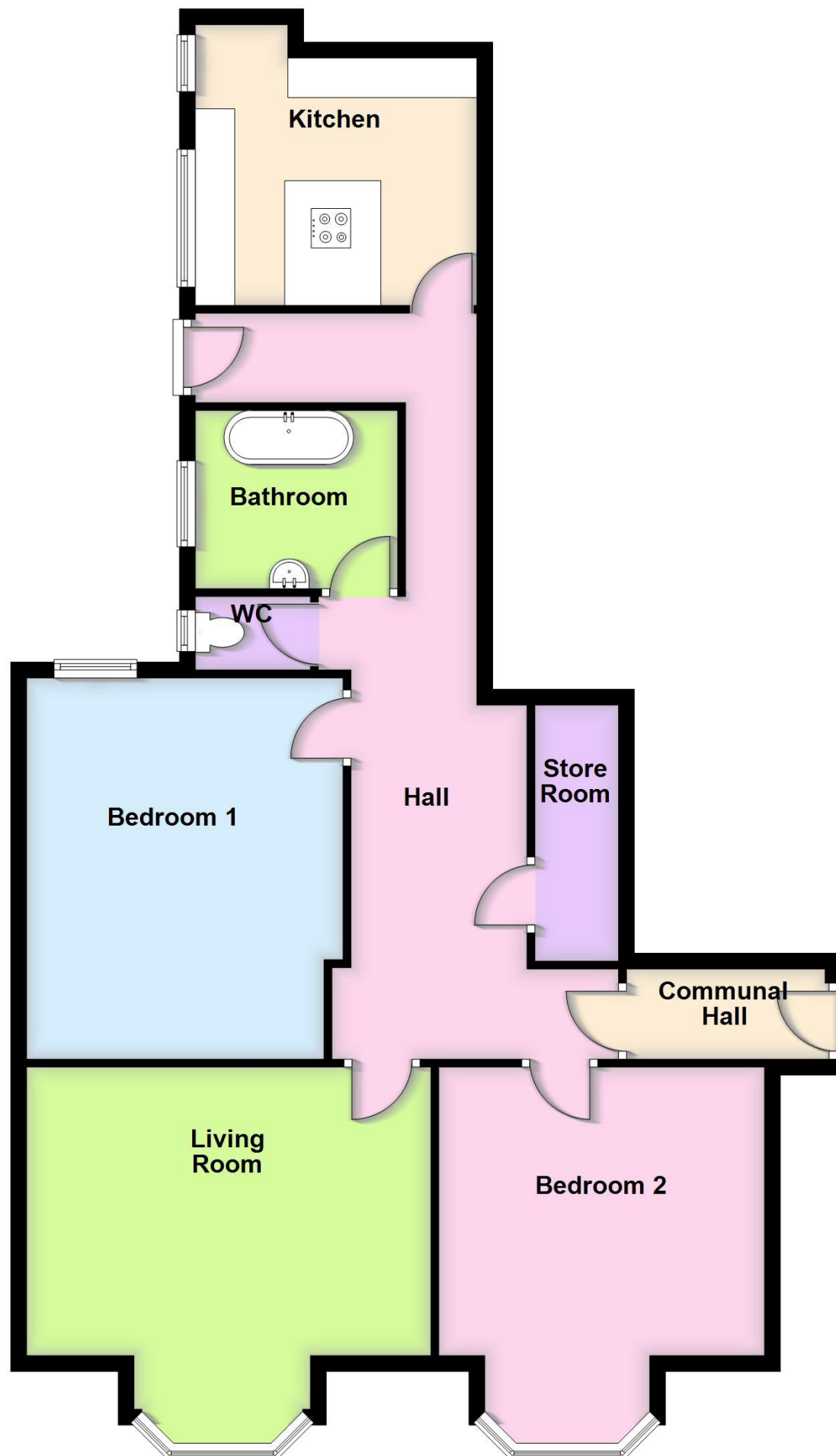
NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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AWAITING EPC

Ground Floor

Approx. 105.6 sq. metres (1136.5 sq. feet)



Total area: approx. 105.6 sq. metres (1136.5 sq. feet)

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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