



Marine Gate Mansions, Promenade,
Southport, PR9 0EF

Price: £175,000 Subject to Contract

AN EARLY VIEWING IS STRONGLY RECOMMENDED of this exceptionally well appointed, purpose built, third floor duplex apartment, forming part of a select development occupying a convenient location for access to the many amenities of the town centre.

In the opinion of the Agents, the apartment offers beautifully presented, attractively proportioned accommodation briefly comprising Private Hall, Open Plan Living Room to Dining Kitchen, Double Bedroom with Fitted Wardrobes and Bathroom/WC. A returning staircase from the Hall gives access to a second double Bedroom with walk in wardrobe and well appointed En-Suite Shower Room. Gas central heating and double glazing are installed.

The communal entrance hall provides access to the apartment by way of either a passenger lift or stairwell. The development stands in well maintained and attractively landscaped grounds incorporating underground residents garaging, the apartment having an allocated space.



Third Floor:**Hall**

Lounge/Dining Room - 5.41m x 4.27m (17'9" overall x 14'0")

Kitchen - 2.54m x 3.12m (8'4" x 10'3")

Bedroom 1 - 4.47m x 3.1m (14'8" x 10'2")

Bathroom - 3.1m x 2.44m (10'2" x 8'0" max)

**Fourth Floor:**

Bedroom 2 - 4.19m x 2.46m (13'9" x 8'1")

Ensuite - 2.44m x 1.55m (8'0" x 5'1")

Walk- in Wardrobe**Store****Outside:**

The development stands in well maintained and attractively landscaped grounds incorporating underground residents garaging, the apartment having an allocated space.

Council Tax:

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

Tenure:

Leasehold for the residue of a term of 999 years from 1st January 1997 with zero ground rent. Freehold is owned by Marine Gate Mansions leaseholders.

Service Charge:

We are informed by the owner that the current service charge (As of 2025) amounts to £2,742.07 per annum as a contribution towards the building insurance premium, window cleaning, lift maintenance, cleaning and lighting of the communal areas, garden maintenance, sinking fund and managing agent's 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.

Third Floor

Approx. 61.4 sq. metres (661.3 sq. feet)



Fourth Floor

Approx. 26.5 sq. metres (285.6 sq. feet)



Total area: approx. 88.0 sq. metres (946.8 sq. feet)

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	83	83
(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	