



**Flat 9, Granville Court**  
**71 Albert Road, Southport, PR9 9LN £190,000**  
**'Subject to Contract'**

An early internal inspection is highly recommended to appreciate this thoughtfully refurbished second-floor apartment, set within a well-maintained purpose-built development in a highly convenient location close to Southport town centre. The property benefits from gas central heating and UPVC double glazing and is accessed via a smart communal entrance hall with lift service to the second floor. Internally, the accommodation comprises a private entrance hall, a well-proportioned rear lounge with access to a balcony, and an attractive fitted kitchen equipped with oven, hob and washing machine. There are two bedrooms, the principal featuring fitted wardrobes, together with a contemporary, luxury bathroom. Externally, residents enjoy use of a communal rear garden, along with parking facilities and a garage located within a separate block. Granville Court occupies a prime position directly opposite Hesketh Park and is ideally situated for easy access to Southport town centre, the Promenade and a wide range of local amenities.

12A Anchor Street, Southport, Merseyside PR9 0UT  
01704 512121 F 01704 512122  
sales@christinsley.co.uk www.christinsley.co.uk

*Southport's Estate Agent*



## Communal Entrance

Audio entry phone access with stairs and passenger lift to all floors.

## Second Floor

### Entrance Vestibule

Private entrance with glazed in a door leading to entrance hall.

### Entrance Hall

Built-in cupboard with hanging space and shelving, door leads to...

### Living Room - 3.53m x 5.94m (11'7" x 19'6")

uPVC double glazed window overlooks rear of development; uPVC double glazed door leads to balcony including uPVC double glaze sliding patio doors to the master bedroom. Door leads two...

### Breakfast Kitchen - 3.35m x 2.16m (11'0" x 7'1")

uPVC double glaze window to side, attractive modern shaker style kitchen with the number of built-in base units including cupboards and drawers, Wall cupboards aren't working surfaces. 1 1/2 pole sink unit with mixer tap and drainer. Appliances include electric oven, flooring gas hob with canopy style extractor over. Wall cupboard houses Glow.worm combination style centre heated boiler system. Plumbing is available for washing machine, space for freestanding fridge freezer, part wall tiling and tiled flooring.

### Bedroom 1 - 3.51m x 3.58m (11'6" x 11'9" to rear of wardrobes)

uPVC double glaze sliding patio door doors lead to private balcony overlooking rear of development. Access of balcony also leads to main living room. Double bedroom with fitted wardrobes, vanity mirrored frontage.

### Bedroom 2 - 3.58m x 2.18m (11'9" x 7'2")

uPVC double glaze window.

### Bathroom/WC - 2.03m x 2.57m (6'8" x 8'5" overall measurements into shower recess)

Modern three-piece suite comprising of low-level WC, vanity wash and basin with mixer tap and cupboards below, step in shower enclosure with glazed sliding shower screen, thermostatic shower, tiled walls with chrome heated towel rail, recess spotlighting and extractor. Built-in storage cupboard with shelving.

### Outside/Communal Gardens

The property includes garaging to rear, up and over door access and delightful communal gardens arranged for ease of maintenance with laid to lawn and well stock borders with a variety of established plants, shrubs and trees.

### Maintenance

We are advised by the owner the current service charge amounts to approximately £2000 per annum. This includes building insurance premium, gardening, window cleaning, cleaning and lighting of the Communal areas, passenger lift maintenance and general maintenance. (Subject to formal verification)

### Council Tax

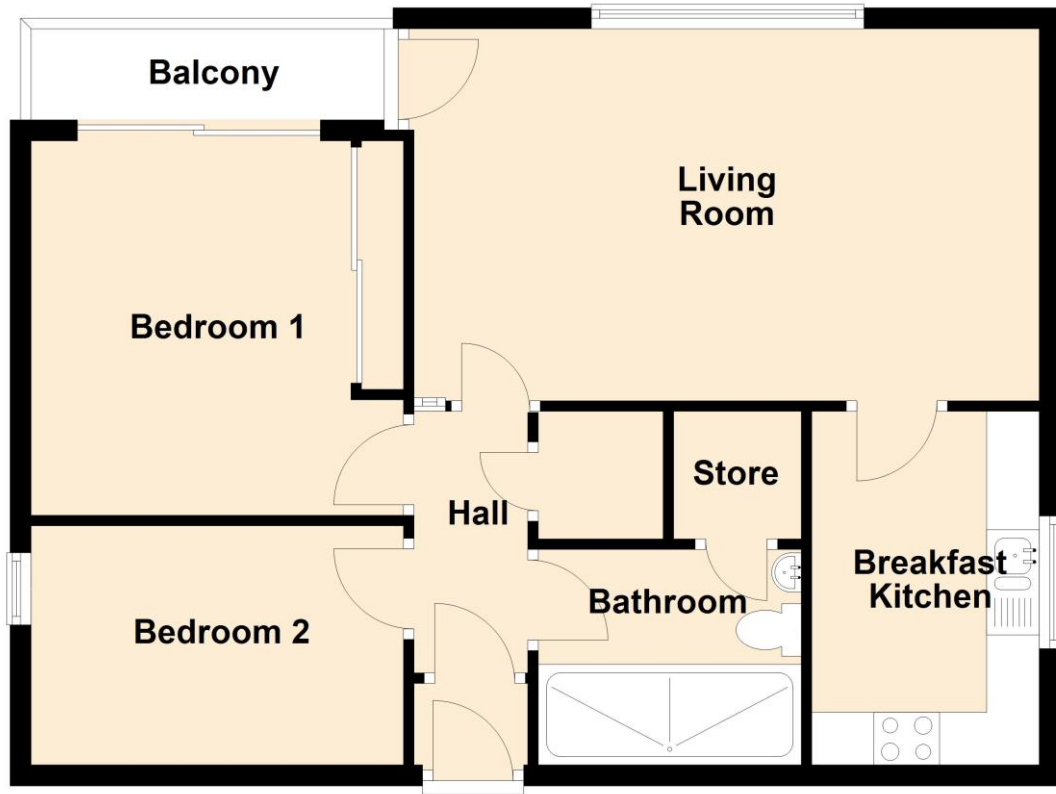
We understand from information provided by the local authority that the property is in Council Tax Band C. This information is provided for guidance only and should be verified by the purchaser.

### Tenure

We have reviewed the Land Registry title and understand the tenure to be Leasehold for the residue term of 999 years from 1st January 1986. This information is provided in good faith and should be verified by the purchaser's solicitor.



## Second Floor



Chris Tinsley Estate Agents confirm that 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 or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.