



Scarisbrick New Road, Southport PR8 5HL

Offered for sale with no onward chain, this two bedroom, first floor flat with private entrance, forms part of a select development of only six units, well placed for accessing the amenities of Kew.

Installed with gas central heating and uPVC double glazed throughout, the well planned accommodation would benefit from some general updating and briefly comprises, entrance doors to front and rear at ground floor level to private hall with staircase to the landing on the first floor, inner entrance vestibule, hall, lounge/dining room, kitchen, two bedrooms and bathroom/WC.

The development stands in communal gardens to the front and rear with a driveway to the side leading to a garage forming part of a separate block to the rear. The development is located within an established residential area adjacent to the playing fields on Scarisbrick New Road and there are public transport facilities to the town centre.



Price: £110,000 Subject to Contract

First Floor:

Entrance Vestibule

Hall

Lounge/ Dining Room - 4.83m x 3m (15'10" x 9'10")

Kitchen - 2.74m x 2.01m (9'0" x 6'7")

Bedroom 1 - 3.58m x 3m (11'9" x 9'10")

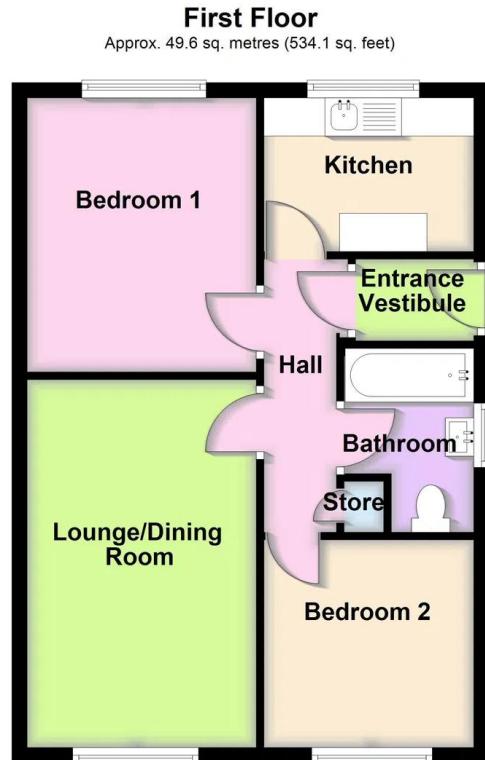
Bedroom 2 - 2.74m x 2.72m (9'0" x 8'11")

Bathroom - 2.41m x 1.7m (7'11" max x 5'7")

Store

Outside:

The development stands in communal gardens to the front and rear with a driveway to the side leading to a garage forming part of a separate block to the rear.



Council Tax:

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

Tenure:

Leasehold for the residue of a term of 999 years from 21st December 1979 with a £25 ground rent per annum.

Service Charge:

We are advised the current service charge amounts to £900.00 per annum (As of February 2026) as a contribution towards the upkeep of the gardens, buildings insurance and managing agents fees.

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



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. If you are travelling any distance to view a property you are advised to check its availability before setting out. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.