



**8 Park Court, 84 Park Road
Hesketh Park, PR9 9JJ £135,000
'Subject to Contract'**

Nestled on the top floor, this purpose-built flat combines generous proportions with modern comfort. The spacious lounge includes a flexible study and dining area, leading to a balcony overlooking the rear. The breakfast kitchen comes fully equipped with sleek built-in appliances. The standout feature is the expansive master bedroom, with double-depth built-in wardrobes, and overlooking the front. The second bedroom also offers ample storage. A modern shower room and separate WC complete the interior. The development features off-road parking, private garaging to the rear, and is ideally located near Hesketh Park and Southport's Lord Street, with easy train access to Liverpool and Manchester. No Chain Delay.

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Southport's Estate Agent

Chris Tinsley Estate Agents is a trading name of ECT Consultancy Services Limited, Company number 05388167, registered in England and Wales

Secure communal entrance with audio entry system, stair access to the upper floors and passenger lift serving all levels.

Third Floor

The apartment is situated on the third (top) floor, offering an elevated position and a pleasant sense of privacy.

Private Entrance Hall

Welcoming entrance hall with wood-effect laminate flooring and extensive built-in storage cupboards, including useful overhead storage. An inner hallway provides access to the shower room and separate WC.

Living Room – 6.32m x 3.63m (20'9" x 11'11")

A bright and spacious living room with uPVC double glazed picture window and door opening onto the private rear balcony. Feature electric fire with marble-style surround. Space for both seating and dining, with access through to the kitchen.

Breakfast Kitchen – 5.44m x 1.85m (17'10" x 6'1")

Well-appointed breakfast kitchen with windows to the rear and side, providing excellent natural light. Fitted with a range of modern base and wall units with complementary work surfaces and tiled splash backs. Stainless steel sink with mixer tap. Integrated electric oven and ceramic hob, with plumbing for a washing machine and space for a freestanding fridge/freezer. Vinyl tile-effect flooring.

Bedroom One – 5.36m x 4.50m (17'7" x 14'9")

An impressive, generously sized double bedroom with front-facing uPVC double glazed window and electric wall heater. Extensive fitted wardrobes with hanging rails and shelving, including double-depth units providing exceptional storage.

Bedroom Two – 3.89m x 2.87m (12'9" x 9'5")

A well-proportioned second bedroom with uPVC double glazed window to the side and built-in storage recess with hanging space and shelving.

Shower Room – 2.79m x 1.63m (9'2" x 5'4")

Modern shower room comprising a walk-in shower enclosure with glazed screen and Triton electric shower, pedestal wash hand basin, heated towel rail and built-in airing cupboard housing the hot water cylinder.

WC – 1.78m x 0.81m (5'10" x 2'8")

Separate WC with low-level toilet, wash hand basin, tiled walls and floor, inset medicine cabinet and opaque uPVC double glazed window.

Outside

Residents benefit from off-road parking on a first-come, first-served basis, together with a private garage to the rear measuring approximately 16'4" x 9', accessed via an up-and-over door.

Council Tax

Sefton Metropolitan Borough Council – Band C.

Tenure

Leasehold with a residue of 999 years from 25th December 1962. Annual ground rent of £20 payable.

Service Charge

The current service charge is approximately £250 per calendar month, covering building insurance, maintenance of communal areas, lift servicing, lighting, cleaning and gardening, together with management fees. The development is managed by Anthony James.

Mobile Phone Signal

Check signal strengths by clicking this link:

<https://www.signalchecker.co.uk/>

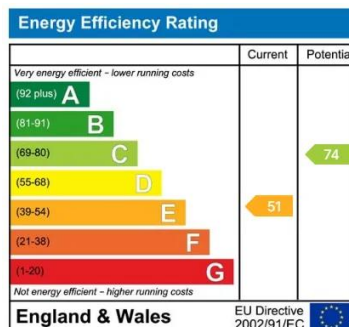
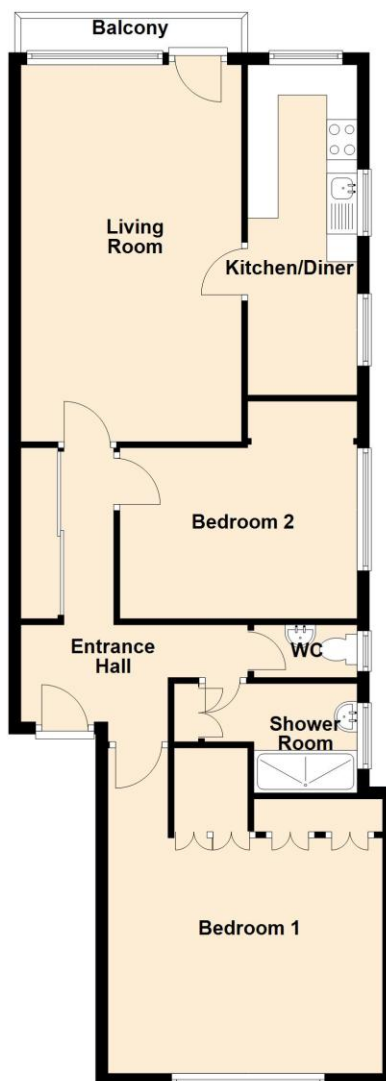
Broadband

Check the availability by clicking this link:

<https://labs.thinkbroadband.com/local/index.php>



Top Floor



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