



**Flat 6, 128 Leyland Road
Southport, PR9 0JL £125,000
'Subject to Contract'**

Forming the top floor of a detached, double-fronted Victorian house, this much-improved two-bedroom flat offers a fantastic opportunity. With vacant possession, it's ready for you to add your own personal touch. Situated close to the Marine Lake, Southport Promenade, Lord Street, and all central amenities, you'll enjoy easy access to shops, restaurants, bars, and commuter links to Manchester Piccadilly and Liverpool Central. The property is accessed via a generous entrance hall and offers a separate utility room with plumbing for a washing machine and work surfaces. The living area boasts a charming bay window with views to the right over the Marine Lake and Irish Sea, perfect as a breakfast area, flowing into the lounge. An archway leads to a sleek grey gloss kitchen with built-in appliances. Two double bedrooms and a modern four-piece bathroom suite complete the accommodation. Parking is available at the front. Early viewing is highly recommended!

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

Southport's Estate Agent

Private Communal Entrance Hall

Entry phone system and stairs lead to second/top floor.

Private Entrance Hall

Wood grain laminate-style flooring, entry phone handset, and recessed spotlighting. Door leads to...

Utility Room - 1.27m x 1.37m (4'2" x 4'6")

Plumbing for washing machine, space for tumble dryer, working surfaces, and wood grain laminate-style flooring.

Living/Dining Area - 6.22m x 3.25m (20'5" into bay x 10'8" excluding entry door recess)

Upvc double glazed window to front with views to Marine Lake and Irish Sea. Bay doubles as dining area recess, opening to main living space. Modernized with wall light points, Upvc opaque window to side, recessed spotlighting, and archway to...

Kitchen - 1.65m x 3.86m (5'5" x 12'8" including reduced head height)

"Velux" skylight maximizes natural light. Modern light grey gloss units, soft-close drawers, wall cupboard housing "Ideal" combi boiler, working surfaces, single bowl sink with mixer tap. Integral oven, ceramic hob, fridge/freezer, dishwasher. Part wall tiling, wood grain laminate flooring, recessed spotlighting.

Bedroom One - 4.8m x 4.47m (15'9" into bay x 14'8")

Upvc double glazed window with Marine Lake and Irish Sea views. Two fitted wardrobes, opaque Upvc window to side, wood grain laminate flooring.

Bedroom 2 - 3.23m x 2.69m (10'7" x 8'10" including reduced head height)

Double glazed skylight, wood grain laminate flooring.

Bathroom/WC - 4.98m x 1.24m (16'4" x 4'1")

Opaque Upvc window. Panel bath with waterfall mixer, wall-mounted vanity basin, touchscreen illuminated mirror, chrome heated towel rail, step-in shower with folding glazed door, overhead shower, tiled walls and floor, cupboard to eaves storage, recessed spotlighting.

Maintenance

We understand that a residents right to manage exists, 'The Leyland Six LTD' and they have appointed Curlett Jones to handle the day to day running of the development with the current service charge payable in the region of £100.00 per calendar month to include building insurance. (Subject to formal verification)

Council Tax

Sefton MBC band A.

Tenure

Leasehold for the remainder of a term of 999 years as of 1st August 1984 with a peppercorn ground rent.




Top Floor

Approx. 69.9 sq. metres (752.6 sq. feet)



Total area: approx. 69.9 sq. metres (752.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC 	



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.