



**30 Otterstye View, Scarisbrick
Southport, PR8 5BH, £155,000
'Subject to Contract'**

Set just off Southport Road in Scarisbrick, this second-floor duplex apartment offers space, flexibility, and a chance to make it your own. A private hall leads to a bright open-plan living kitchen overlooking the front aspect. While a double bedroom opens via Juliet doors toward the communal gardens. The main bedroom suite is a genuine highlight, impressively proportioned and served by its own en suite, with a separate study below. Set within well-screened communal gardens and with allocated parking, It's well placed for Ormskirk, Southport, and Liverpool links.

Communal Entrance Hall

Audio-visual entry system and stairs leading to second floor.

Second Floor

Private Entrance Vestibule

Upvc double glazed window, centrally heated and wall-mounted visual/audio entry phone handset. Inner door leads to...

Private Entrance Hall

Built-in storage cupboard housing the electric wet central heating system. A number of doors lead to the main accommodation.

Lounge/Kitchen - 5.08m x 4.29m (16'8" x 14'1" overall measurements)

Upvc double glazed window. Living area open plan to kitchen, which includes a range of built-in base units with cupboards and drawers, wall cupboards and working surfaces incorporating one-and-a-half bowl sink unit with mixer tap and drainer. Appliances include electric oven, four-ring electric hob and funnel-style stainless steel extractor hood above. Integral fridge, freezer and washing machine. Partial wall tiling.

Bedroom 2 - 3.23m x 3.78m (10'7" x 12'5")

Upvc double glazed double doors open to Juliet balcony overlooking communal gardens to rear. Wall-mounted electric remote-control fireplace.

Bathroom/WC - 1.75m x 2.21m (5'9" x 7'3")

Three-piece modern white suite comprising low-level WC, pedestal wash hand basin with mixer tap and panel bath with mixer tap and shower attachment. Part wall tiling and tiled flooring.

Study - 2.36m x 3.07m (7'9" x 10'1" overall measurements)

Access off main hall. Upvc double glazed window overlooking communal gardens to rear. Fixed staircase with handrail, spindles and newel post provides access to top-floor main bedroom suite. Recess to under stairs.

Top Floor

Main Bedroom Suite - 5.77m x 6.98m (18'11" x 22'11" reducing to 11'2", including areas of reduced head height)

The bedroom benefits from a number of 'Velux' double glazed skylights with integral blinds, maximising natural light, together with useful eaves storage access. Recessed spot lighting. Door leads to...

En Suite Shower Room/WC - 2.41m x 1.75m (7'11" x 5'9")

'Velux' double glazed skylight. Three-piece modern white suite comprising low-level WC, pedestal wash hand basin and step-in shower enclosure with plumbed-in shower. Tiled floor, part wall tiling and extractor.

Outside

Allocated parking is available to the side of the development for one vehicle, with two visitor spaces and one disabled space also available. Secure gated access leads to the well-established communal gardens, which are pleasantly screened to the rear of the development.

Maintenance

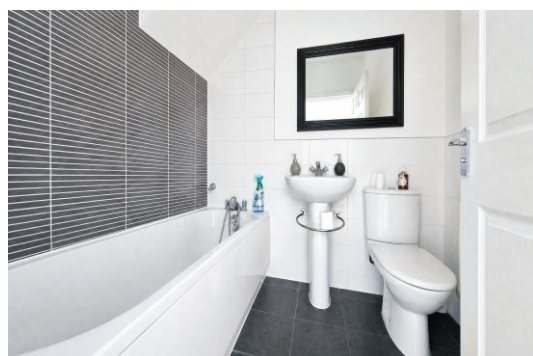
We understand that RMG supervises the day-to-day running of the development, with a service charge payable in the region of **£1,892.00 per annum**, payable yearly or over 10 or 12 months. Ground rent is payable at **£1,000 per annum**. No pets are permitted. The service charge is understood to cover gardening, communal areas and lighting, window cleaning, fire safety and buildings insurance. **(All details are 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 understand from our review of the Land Registry title that the property is held on a lease for a term of 125 years commencing on 1 October 2007. This information is provided in good faith and should be independently verified by the purchaser's solicitor prior to exchange of contracts.



Second Floor

Approx. 52.2 sq. metres (561.8 sq. feet)



Top Floor

Approx. 38.2 sq. metres (411.0 sq. feet)



Total area: approx. 90.4 sq. metres (972.8 sq. feet)



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.