



**Flat 7, Preston Court, Preston Road
Hesketh Park, PR9 9EQ 'OIEO' £150,000
'Subject to Contract'**

This exceptional top-floor apartment forms part of a highly regarded purpose-built development and enjoys the added benefit of a private balcony. Ideally positioned within easy reach of the local amenities on Queens Road, including shops and regular bus services to both Southport Town Centre and the charming Churchtown Village, the property is also just a short stroll from the picturesque Hesketh Park. Offering well-maintained, centrally heated and double-glazed accommodation, the apartment briefly comprises a communal entrance with stairs and passenger lift access to the second floor, where the landing also benefits from a convenient refuse chute. Internally, there is a welcoming private entrance hall, a spacious lounge/diner opening onto the private balcony, a separate breakfast kitchen, two generous double bedrooms, along with a separate bathroom and WC. The property further benefits from a private garage to the rear and represents an excellent opportunity for those seeking comfortable, low-maintenance living in a superb location. Early viewing is strongly advised. EPC Rating: C.

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Southport's Estate Agent

Communal Entrance

Stairs lead to first floor including passenger lift and entry phone access.

Second Floor

Communal second floor landing with cupboard incorporating refuse chute.

Private Entrance Hall

Oak flooring, entry phone handset, and built in cupboard with glazed inner door via inner hall access via oak flooring continued to bedrooms, bathroom and WC.

Lounge/ Diner - 5.77m x 3.96m (18'11" x 13'0")

Upvc double glazed window overlooks front, oak flooring continued with lounge open plan to dining area and leading via Upvc double glazed door and side window to private balcony.

Breakfast Kitchen - 4.39m x 2.46m (14'5" x 8'1")

Upvc double glazed window to side, modern range of built in base units incorporating cupboards and drawers, with wall cupboards and working surfaces. Single bowl sink unit includes mixer tap and drainer. Appliances comprise of electric oven with ceramic hob and plumbing is available for washing machine and dishwasher. Space available for free standing fridge and freezer. Oak flooring continues, part wall tiling.

Bedroom 1 - 4.55m x 3.94m (14'11" to rear of wardrobes x 12'11")

Upvc double glazed window to front, oak flooring with fitted wardrobes.

Bedroom 2 - 3.35m x 2.84m (11'0" to front of wardrobes x 9'4")

Upvc double glazed window, fitted wardrobes and oak flooring.

Bathroom - 2.74m x 1.65m (9'0" x 5'5" overall measurements)

Upvc double glazed window, three-piece modern white suite comprising of low-level WC, pedestal wash hand basin and panelled bath with mixer tap, glazed shower screen, tiled walls and heated towel rail. Tile effect vinyl covered flooring and airing cupboard houses hot water cylinder.

WC - 1.68m x 0.86m (5'6" x 2'10")

Low level WC, tiled walls and vinyl covered flooring. Opaque Upvc double glazed window..

Outside

The property benefits from communal gardens with hard surface parking, garage access to rear. Private garage measures 16'11" x 9'1" with up and over door access.

Council Tax

Sefton MBC band C.

Tenure

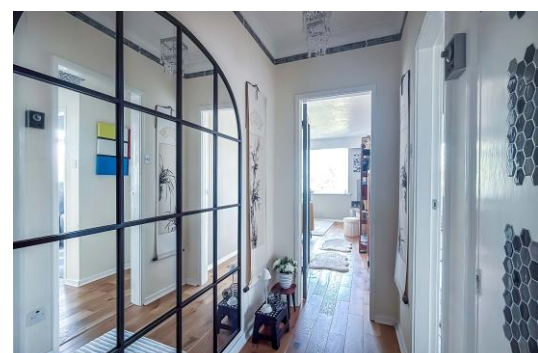
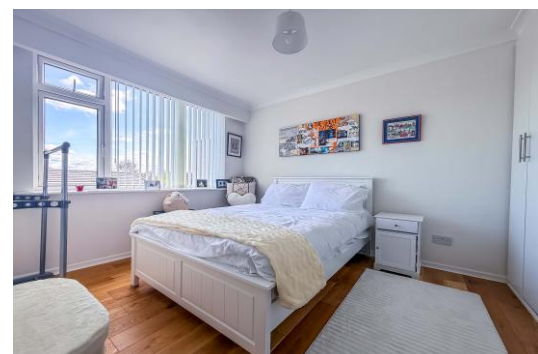
Leasehold for 999 years from 26 February 1965 with a ground rent of £10.10.

Maintenance

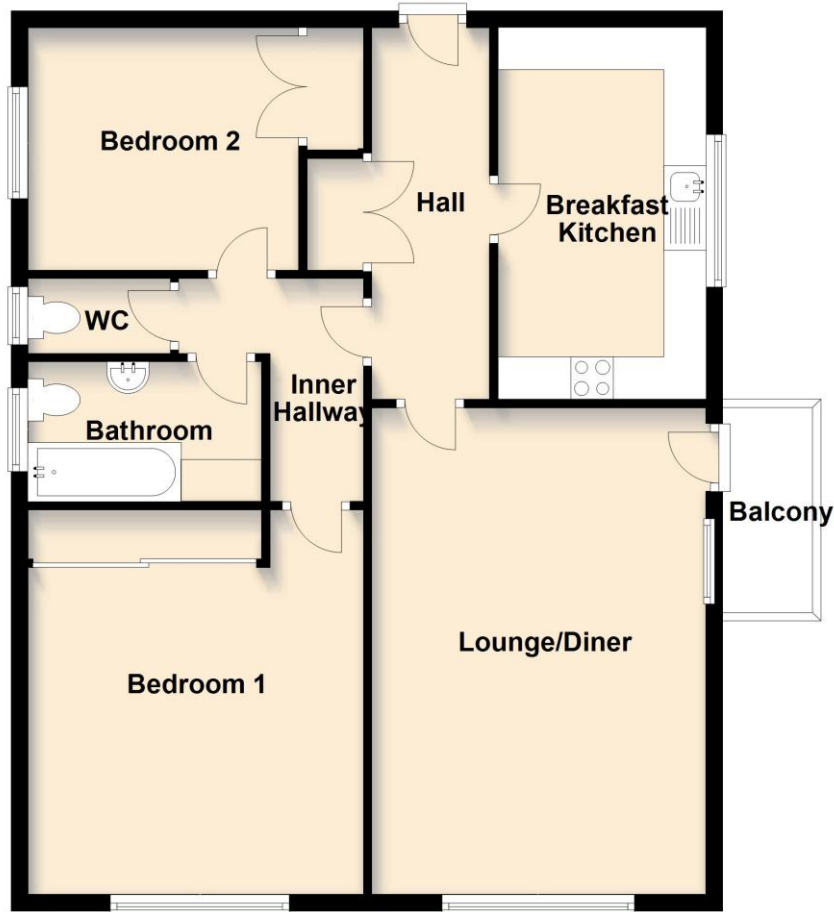
We understand that Anthony James supervise the day to day running of the development and the service charge is payable in the region of £125 per month to include building insurance. Service charge also includes window cleaning, communal hallway, gardening.

Note

We understand that a section 20 notice has recently been completed in early 2024 with works carried out to the development which have been paid in full by the residents. The improvements made include roof strengthening, lintels, brickwork repair and general maintenance.



Second Floor



Floor plans are for illustration only and not to scale
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	69	69
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
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.