

**Flat 1, Cheltenham Court
23 Argyle Road, PR9 9LG 'OIRO' £250,000
'Subject to Contract'**

This magnificent ground-floor, purpose-built apartment has been meticulously renovated to an exacting standard, one of the finest we've seen this year. The property offers a spacious layout, entered via a modern communal hall into a generous private reception hallway. The stunning open-plan living and breakfast kitchen is a neutral, impressive space, featuring a shaker-style kitchen with quartz countertops, an island unit, and integrated appliances, all overlooking the front communal gardens. There are two double bedrooms, both opening onto a private front-facing tiled terrace. The master bedroom boasts a luxurious en-suite bathroom, while a sleek separate shower room completes the accommodation. Set amidst established communal gardens, the apartment also benefits from private garaging at the rear. Conveniently located near picturesque Hesketh Park, Hesketh Golf Club, and with easy access to Southport town centre and Churchtown Village, this is a truly exceptional offering.

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Southport's Estate Agent

Communal Entrance Hall

Audio visual entry handset. Built-in cloaks/storage cupboard. Passenger lift to all floors. Door to....

Private Entrance Hall

Spacious entrance hall. Wood grain laminate flooring. Entry audio visual entry handset. Built-in utility cupboard measuring 2'2" x 6'8" with working surfaces concealing plumbing for washing machine. Wood grain flooring and recess spot lighting. Double glazed doors lead to....

Magnificent Living/Dining Kitchen - 8.51m x 3.53m (27'11" excluding bay x 11'7" extending to 15'6" overall measurements)

Upvc double glazed bow bay window to front. Living room with Upvc double glazed side window, open plan leading to modern breakfast kitchen, ideal for entertaining. The most impressive fitted shaker style kitchen comprises a range of built-in base units with cupboards and drawers, wall cupboards, central island unit and Quartz Granite working surfaces incorporating breakfast bar. Appliances comprise of 'Hotpoint' double fan assisted electric oven, four ring ceramic style hob with extractor over, dishwasher and wall cupboard housing the 'Vaillant' combination style central heating boiler. 1 1/2 bowel sink unit with rinser tap and drainer. LED recess spot lighting throughout.

Master Bedroom - 5.23m x 3.02m (17'2" x 9'11")

Upvc double glazed double patio doors open to private front facing terrace overlooking communal gardens with further door leading to bedroom 2. LED recess spot lighting and door leads to....

En Suite Bathroom/WC - 1.65m x 1.75m (5'5" x 5'9")

Opaque Upvc double glazed window. Three-piece modern style white suite with low level WC, vanity wash hand basin with mixer tap and panelled bath with mixer tap, glazed shower screen and plumbed-in rainfall style shower with handheld shower attachment. Partial wall tiling with inset display recess. Illuminated vanity wall mirror, recess spot lighting and extractor.

Bedroom 2 - 4.17m x 3.02m (13'8" into recess x 9'11")

Upvc double glazed window to front, Upvc double glazed door linking private front facing terrace. LED recess spot lighting.

Bedroom 3 - 4.27m x 3.02m (14'0" x 9'11")

Upvc double glazed window to front, recess spot lighting.

Shower Room/WC - 1.63m x 2.74m (5'4" x 9'0")

Opaque Upvc double glazed window. Three-piece modern style white suite with low level WC, vanity wash hand basin with mixer tap and step-in shower enclosure with glazed shower screen and plumbed-in rainfall style shower with handheld shower attachment. Partial wall tiling with inset display recess. Illuminated vanity wall mirror, recess spot lighting and extractor.

Outside

Well established and mature communal gardens, well stocked with a variety of plants, shrubs and trees. Parking available to front, and private garaging to rear.

Service Charge

This amounts to £200 per calendar month as a contribution towards buildings insurance, passenger lift maintenance, gardening and the general upkeep of the development. Managed by Westbridge.

Tenure

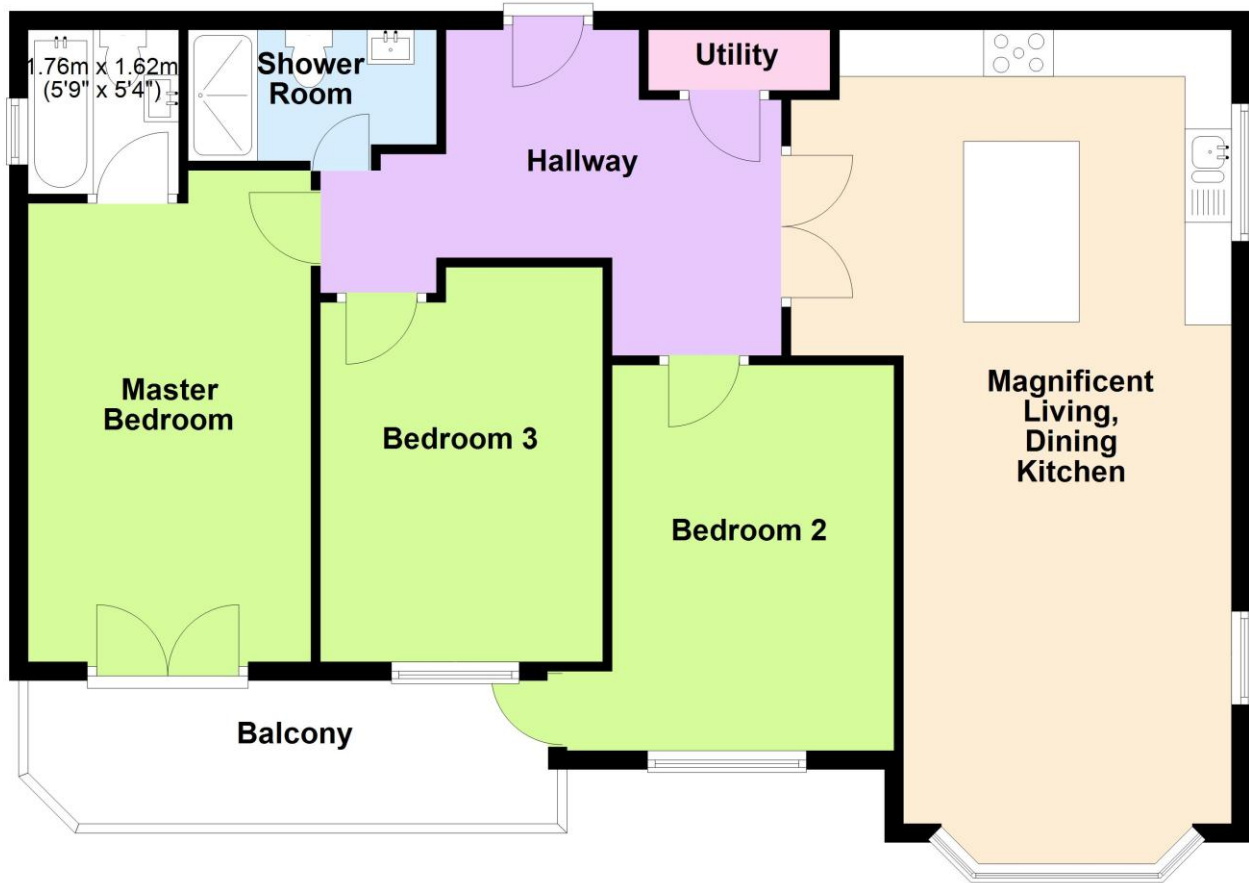
Leasehold for the residue of a term of 999 years from 24th June 1998, subject to a ground rent payable of £50 per annum for the first 21 years, £100 for the next 21 years, rising to £150 for the remainder.

Council Tax

We understand from information provided by the local authority that the property is in Council Tax Band D. This information is provided for guidance only and should be verified by the purchaser.



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	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.