



Knightsbridge Court, Park Crescent, Southport PR9 9NW

Offered for sale with no onward chain, this well planned, purpose built, first floor flat is located adjacent to Hesketh Park, convenient for local shops and access to the Town Centre. Whilst requiring a programme of modernisation, the views over Hesketh Park from the living room, balcony and both double bedrooms are fantastic.

Accessed via a staircase from the communal entrance hall, installed with gas central heating and double glazed throughout, the generously proportioned accommodation briefly comprises: Private Hall, front Living Room with patio doors to Balcony, Fitted Dining Kitchen, two fitted double Bedrooms and Bathroom/WC.

There are established gardens to the front and rear with a garage forming part of a separate block at the rear.



Price: £120,000 Subject to Contract

First Floor:

Hall

Living Room - 4.95m x 3.66m (16'3" x 12'0")

Balcony - 2.62m x 0.89m (8'7" x 2'11")

Dining Kitchen - 4.55m x 3.28m (14'11" x 10'9" max)

Bedroom 1 - 4.95m x 2.97m (16'3" x 9'9")

Bedroom 2 - 4.95m x 2.69m (16'3" x 8'10")

Bathroom - 2.69m x 2.13m (8'10" x 7'0" max)

Store - 2.24m x 1.32m (7'4" x 4'4")

Store - 1.32m x 1.02m (4'4" x 3'4")

Council Tax:

Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band (C)

Tenure:

Leasehold with a residue term of 999 years from 15th June 1979 with a Ground Rent of £10 per annum.

Service Charge:

We are advised the current service charge amounts to £1,140 per annum to include the building insurance, general upkeep of the communal areas etc

NB:

We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	80	80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(11-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	