



## Westlands, Queens Road, Southport PR9 9HB

NO CHAIN - A particularly spacious first floor apartment forming part of a popular purpose built development located within close proximity to Southport town centre.

The apartment enjoys the benefit of well proportioned and attractively planned accommodation briefly comprising private Hall, spacious Living Room, Kitchen, three Bedrooms, Balcony and Bathroom. Gas central heating and uPVC double glazing are installed.

Outside, there is residents' parking to the front with a driveway to the side leading to a single garage and well maintained communal gardens at the rear. The development is located within a popular residential area conveniently placed for access to the many amenities of Southport town centre. Hesketh Park, the Promenade and local shops at Queens Road are all readily accessible.



**Price: £150,000 Subject to Contract**

## First Floor:

### Hall

**Living Room** - 5.11m x 3.86m (16'9" x 12'8")

**Kitchen** - 4.75m x 2.24m (15'7" x 7'4")

**Bedroom 1** - 3.66m x 3.58m (12'0" x 11'9")

**Balcony** - 2.36m x 0.91m (7'9" x 3'0")

**Bedroom 2** - 3.58m x 2.24m (11'9" x 7'4") plus door recess

**Bedroom 3** - 2.64m x 2.41m (8'8" x 7'11") plus door recess

**Bathroom** - 2.26m x 2.11m (7'5" x 6'11")

### Outside:

There is residents parking to the front with a driveway to the side leading to a single garage and well maintained communal gardens at the rear.

### Council Tax:

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

### Tenure:

We are advised each Leaseholder of the twelve apartments owns a share of the Freehold to the development. However, in line with normal practice, each apartment retains its lease which is registered from 12/8/1980 for a term of 999 years with no ground rent payable.

### Service Charge:

We are advised the current service charge amounts to £840 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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**First Floor**  
Approx. 74.9 sq. metres (806.7 sq. feet)



### Energy Efficiency Rating

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

Karen Potter Estate Agents confirm 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 as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. If you are travelling any distance to view a property you are advised to check its availability before setting out. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.