



LEASEHOLD

Apartment (EPC Rating: C)

APARTMENT 47, REGENCY COURT, 29 PARK ROAD WEST, SOUTHPORT, PR9 0JU

Price Guide

£120,000

FEATURES

- Prime Top-Floor Position – Situated on the second floor, offering extra privacy and quiet with no neighbours living above.
- Full Lift Access – Easily accessible via two eight-person passenger lifts serving all floors.
- Spacious Living Area – A bright and airy lounge/dining room featuring elevated views over the rear aspect.
- On-Site House Manager – Professional on-site management providing peace of mind and assistance for residents.



1 Bedroom Apartment located in Southport

Full Description

Top Floor Apartment with Lift AccessDeceptively spacious one-bedroom retirement apartment, perfectly situated on the second floor (top floor) of this prestigious development. Offering a quiet position with no neighbours above, this home is ideally located for the shops, transport links, and amenities of Southport Town Centre.

Regency Gardens is a purpose-built, luxury development for the over-55s. It offers an On-Site House Manager, level-access main entrance with automated doors, lift access to all floors, a residents' lounge, communal kitchen, laundry facilities, and beautifully maintained communal gardens.

This third floor apartment is beautifully presented apartment, recently decorated and new carpets throughout.

Accessed via a secure communal hallway (served by a lift), the apartment features a "Speak and See" video entry system and 24-hour emergency call points in all main rooms.

Hall – Internal hallway with doors leading to all rooms.

Walk-In Store – A generous storage cupboard fitted with shelving.

Lounge/Dining Room – A bright and airy living space with a large window overlooking the rear, offering elevated views over the surrounding area.

Kitchen – Fully fitted with a range of integrated appliances.

Bedroom – A well-proportioned double bedroom, also overlooking the rear aspect.

Bathroom – Modern three-piece suite comprising a low-level W.C., vanity sink unit with storage, and a bath with shower over.

Outside: Residents enjoy access to beautifully landscaped communal gardens. Regency Court is situated on the corner of Park Road West and Albert Road, overlooking Hesketh Park and conveniently placed for shopping at Queens Road.

Tenure: Leasehold (125 years from 1st January 2005).

Service Charge: Maintenance fees are now £2005.78 pa, £167.15 per month as of 1/5/26

Ground rent £120 pa

Council tax band B

This includes the House Manager, building insurance, lift maintenance, gardening, and use of the laundry.

Communal Facilities: Resident House Manager & Residents' Lounge Two Guest Suites (available via booking) Three Laundry Rooms Two eight-person passenger lifts Refuse chute access points on the top floor.



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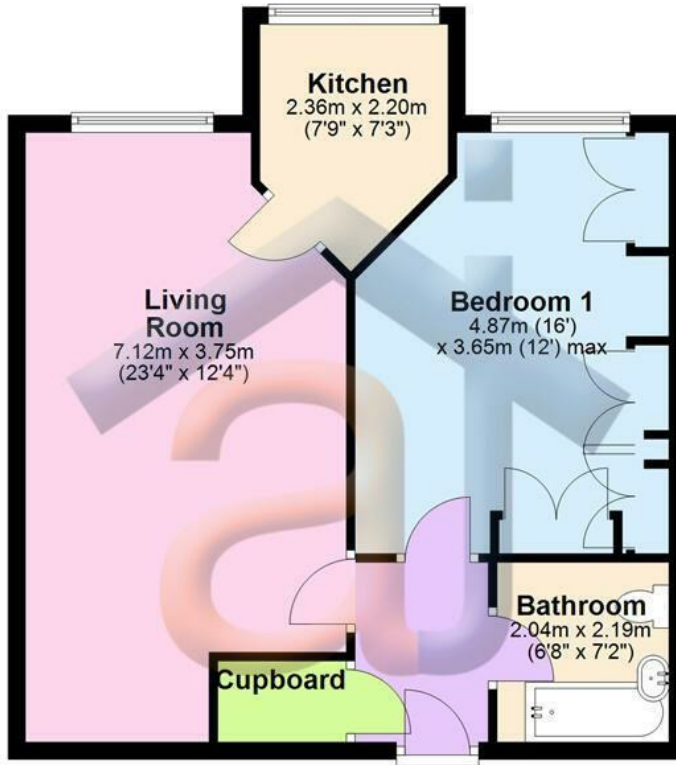
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Council Tax Band

B



Top Floor

"Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser."

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		71	
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

