



**Flat 6 Ennismore Gardens, 20 Park Avenue, Hesketh Park,
Southport, PR9 9LT
£130,000
Subject to Contract**

Nestled in the highly desirable Hesketh Park area of Southport, this charming first-floor one-bedroom apartment offers a blend of comfort and convenience. Accessed via passenger lift, the property welcomes you with a bright lounge featuring patio doors that open to a dining area and a well-appointed fitted kitchen. The modern bathroom, along with the cozy bedroom, offers ideal living space. A generously sized decked balcony overlooks peaceful communal gardens, perfect for relaxing. With an allocated parking space and easy access to both Churchtown Village and Southport Town Centre, this is a fantastic opportunity not to be missed.

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Southport's Estate Agent

Chris Tinsley Estate Agents is a trading name of ECT Consultancy Services Limited, Company number 05388167, registered in England and Wales

Communal Entrance

Entry phone system, stairs and lift.

First Floor

Private Entrance Hall

Entry phone handset.

Lounge/Kitchen - 3.45m x 6.32m (11'4" x 20'9")

Upvc double glazed window and Upvc double glazed patio side screen leading to a balcony with a stainless-steel handrail and glass balustrade overlooking the communal rear garden.

The Kitchen area is installed with, a single drainer sink unit with mixer tap, a range of base units with cupboards and drawers, wall cupboards, woodgrain working surfaces incorporating breakfast bar. Four ring gas hob with cooker hood above, electric oven below, integral fridge and freezer, integral dishwasher and washing machine. Wall cupboard housing 'Main' gas central heating boiler. Recessed spotlighting.

Bedroom - 3.23m x 2.95m (10'7" reducing to 8'7"x 9'8")

Upvc double glazed window. Radiator.

Bathroom - 3.18m x 1.57m (10'5" x 5'2")

Panelled bath with mixer tap and shower attachment and shower screen, vanity wash hand basin with cupboards below, low level Wc. Part wall tiling, recessed spotlighting and extractor, chrome towel rail/radiator. Upvc double glazed window.

Outside

Communal gardens and carparking space.

Service Charge

The freeholder, Argyle Developments supervises the running of the development and we understand the service charge is currently £870.00 per annum.

Council Tax

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

Tenure

We have reviewed the Land Registry title and understand the tenure to be Leasehold from June 2006 and subject to a Ground Rent payable of £300.00 per annum. This information is provided in good faith and should be verified by the purchaser's solicitor.

Mobile Phone Signal

Check signal strengths by clicking this link:

<https://www.signalchecker.co.uk/>

Broadband

Check the availability by clicking this link:

<https://labs.thinkbroadband.com/local/index.php>

Note

Please note purchase price includes all carpets and curtains.



First Floor



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

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



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