



**8 Lismore Park**  
**5 Waterloo Road, PR8 2FY £249,950**  
**'Subject to Contract'**

Enjoy convenient living in this fabulous, two-bedroom, second-floor apartment, perfectly positioned for a comfortable walk into Birkdale Village with its array of specialty shops and eateries. This centrally heated and double-glazed home offers well-proportioned spaces, ideal for modern lifestyles, with the added benefit of no chain delay, making an early viewing essential. The well-planned accommodation briefly includes; communal entrance with entry phone, private entrance hall, lounge with a 'Juliette' balcony overlooking Waterloo Road, dining kitchen with extensive built in appliances, utility room. There are two bedrooms, an ensuite shower room and a main bathroom.

12A Anchor Street, Southport, Merseyside PR9 0UT  
01704 512121 F 01704 512122  
sales@christinsley.co.uk www.christinsley.co.uk

*Southport's Estate Agent*

## Communal Entrance

Entry phone system, stairs to the second floor.

## Second Floor

### Private Entrance Hall

Woodgrain laminate flooring, useful cloaks cupboard, video entry handset. 'Hive' smart central heating controller.

### Lounge - 4.11m x 3.99m (13'6" x 13'1")

UPVC, double glazed, double doors to a 'Juliette' balcony overlooking Waterloo Road. Woodgrain laminate flooring, wall light points.

### Dining Kitchen - 7.72m x 2.92m (25'4" x 9'7" average measurements)

Dining area with two UPVC double glazed windows overlooking Waterloo Road. The kitchen area is installed with a circular, single bowl and single drainer stainless steel sink unit and mixer tap, there's a range of base units with cupboards and drawers, wall cupboards and display shelving. Working surfaces, under unit lighting. A number of fitted 'Baumatic' appliances including; four ring gas hob with cooker hood above, split level one and half electric oven, integral fridge freezer and dishwasher. Recessed spot lighting.

### Utility Room - 1.57m x 2.59m (5'2" x 8'6")

UPVC double glazed window with single drainer stainless steel sink unit below, base units, washing machine. Tall cupboard housing 'Glow-worm' newly installed gas central heating boiler.

### Bedroom One - 3.56m x 3.15m (11'8" x 10'4" extending to 14'8" overall measurements)

UPVC double glazed double doors leading to a 'Juliette' balcony.

### Ensuite Shower Room - 2.18m x 1.19m (7'2" x 3'11")

White suite including wash hand basin, low level WC, step in shower enclosure with thermostatic shower. Half tiled walls and tiled floor. Combination towel rail/radiator, electric shaver point, extractor. UPVC double glazed window.

### Bedroom Two - 2.57m x 3.84m (8'5" x 12'7")

UPVC double glazed window overlooking Waterloo Road.

### Bathroom - 2.59m x 1.75m (8'6" x 5'9")

White suite including panelled bath, wash hand basin, low level WC. Half tiled walls and tiled floor, electric shaver point, extractor. UPVC double glazed window.

## Outside

Established communal gardens, there's an allocated numbered car parking space and two visitor's car parking spaces.

## Maintenance

A resident's run management company supervises the running of the development and the current service charge is £371.33 per quarter.

## Tenure

Leasehold for 999 years from 1 January 2002, annual ground rent £186.44.

## Council Tax

Sefton MBC Band D.



## Second Floor



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.