



## Henley Court, Henley Drive, Southport PR9 7JU

An excellent opportunity to purchase a spacious first floor apartment forming part of a purpose built development located to the head of a quiet residential cul-de-sac.

The apartment offers well proportioned accommodation installed with upvc fitted Kitchen, two double Bedrooms and Shower Room. Outside, there are well maintained, lawned, communal gardens to the front and rear.

Henley Court is located to the head of Henley Drive situated off Hesketh Drive where there are local shops and public transport facilities leading to Southport town centre and Churchtown village. Hesketh Park is within walking distance and accessible via one of two adjacent pedestrian walkways.



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

## First Floor:

### Hall

**Lounge/ Dining Room** - 5.82m x 3.84m (19'1" x 12'7")

**Kitchen** - 2.82m x 2.74m (9'3" x 9'0")

### Inner Hallway

**Bedroom 1** - 4.19m x 3.61m (13'9" x 11'10")

**Bedroom 2** - 3.35m x 3.07m (11'0" x 10'1")

**Shower Room** - 2.97m x 2.82m (9'9" x 9'3")



### Outside:

There are well maintained, lawned, communal gardens to the front and rear.

### Council Tax:

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

### Tenure:

Leasehold for the residue of a term of 999 years from 25th November 1974 with a £0 ground rent

### Service Charge:

We are advised the current service charge amounts to £1,140 per annum (As of February 2026) as a contribution towards the upkeep of the gardens, buildings insurance and managing agents fees.

### 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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**AWAITING EPC**