



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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First Floor
Approx. 78.1 sq. metres (840.7 sq. feet)



AWAITING EPC

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.