



Studley Court, Park Crescent, Southport PR9 9LJ

NO CHAIN - An early inspection is highly recommended of this stunning two bedroom apartment, occupying a second/top floor position in this Grade II listed Victorian detached property in a highly sought after area of Southport.

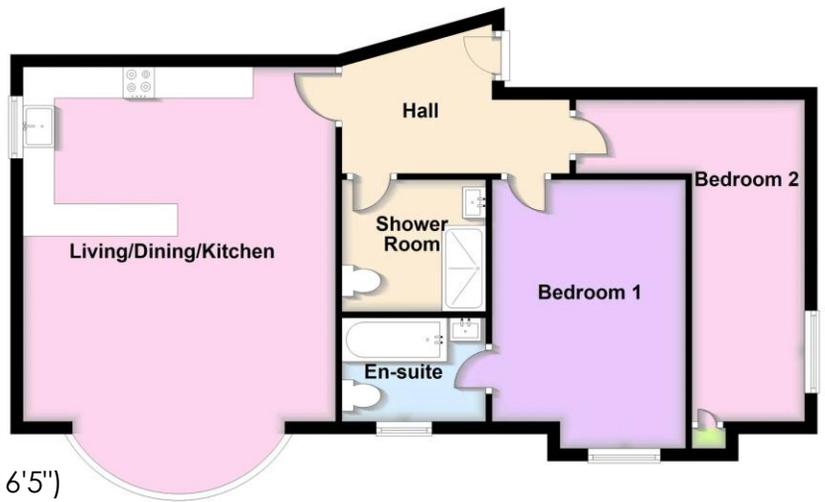
Offering views over Hesketh Park to the front, the gas centrally heated and double glazed accommodation has been comprehensively modernised throughout, briefly comprising: Hall, open plan Living/Dining/Kitchen with feature bay overlooking the park, Bedroom 1 with En-Suite Bathroom, Bedroom 2 and Shower Room.

The property stands in well tended communal grounds with residents car park. Standing on the corner of Park Crescent and Argyle Road, the building is very well placed for accessing the shops and amenities of Southport town centre.



Price: £174,995 Subject to Contract

Second Floor
Approx. 68.4 sq. metres (736.0 sq. feet)



Total area: approx. 68.4 sq. metres (736.0 sq. feet)

Ground Floor:

Communal Entrance

Second Floor:

Entrance Hall

Living/Dining/Kitchen - 5.66m x 5m (18'7" x 16'5")

Bedroom 1 - 4.29m x 3.1m (14'1" x 10'2")

En-Suite Bathroom - 2.31m x 1.65m (7'7" x 5'5")

Bedroom 2 - 5.16m x 1.8m (16'11" x 5'11")

Shower Room - 2.31m x 2.11m (7'7" x 6'11")

Outside:

The property stands in well tended communal grounds with residents car park.

Council Tax:

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

Tenure:

Leasehold for the residue of a term of 999 years from 18.6.1973 - no ground rent payable. Each apartment owner holds a share of the Freehold.

Service Charge:

The current service charge (accurate as of January 2026) amounts to £1320 per annum

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

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.