



## Brentwood Court, Morley Road, Southport PR9 9JW

Occupying a first floor position in a popular purpose built development adjacent to Hesketh Park, this well presented, one bedroom, flat must be viewed to be fully appreciated.

Installed with uPVC double glazing and with under floor heating, the well planned accommodation briefly comprises: Communal Entrance Hall with staircase to all floors, Private Hall with built in Store, Lounge/Dining Room, fitted kitchen, double Bedroom and Bathroom.

The development stands in well maintained, communal gardens with residents parking. Local shops on Queens Road only a short walk away, whilst the amenities of Southport town centre and Churchtown village are readily accessible by car or bus.



**Price: £99,950 Subject to Contract**

## First Floor

Approx. 45.4 sq. metres (488.9 sq. feet)

### First Floor:

#### Hall

**Lounge/ Dining Room** - 4.14m x 3.81m (13'7" x 12'6")

**Kitchen** - 2.72m x 1.78m (8'11" x 5'10")

**Bedroom** - 3.66m x 3.02m (12'0" x 9'11")

**Bathroom** - 2.21m x 1.78m (7'3" x 5'10")

**Store Room** - 1.78m x 1.3m (5'10" x 4'3")

#### Outside:

The development stands in well maintained, communal gardens with residents parking. Local shops on Queens Road only a short walk away, whilst the amenities of Southport town centre and Churchtown village are readily accessible by car or bus.

#### Council Tax:

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

#### Tenure:

Leasehold with a residue term of 125 years from 1st June 1986. Brentwood Court Management Co. own the Freehold to the development, with each flat owner receiving a share certificate. No ground rent is therefore payable. A lease extension to 999 years is feasible at a cost of circa £650.

#### Service Charge:

(as of January 2026) amounts to £1800.00 per annum which is a contribution towards the general maintenance, building insurance premium, cleaning and lighting of the communal areas, upkeep of the gardens and sinking fund.

#### 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			77
(55-68) <b>D</b>		56	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.