



**Flat 15, Thornton House, Queens Road  
Southport, PR9 9HN  
£164,950 Subject to Contract**

Enjoy convenient town centre living in this attractive, purpose-built, second-floor apartment, offered with no chain delay. This centrally heated and double-glazed property boasts a superb lounge/dining room with a westerly-facing balcony, a fitted breakfast kitchen, and three generous bedrooms and a bathroom and additional wc. Conveniently situated within a short distance of Southport's town centre facilities, early inspection is highly advised.

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*Southport's Estate Agent*

## Communal Entrance

Entryphone system, stairs to the second floor.

## Second Floor.

### Private Entrance Hall

Entryphone handset, double door cloaks cupboard, linen cupboard with shelving and radiator.

### Lounge Diner - 5.08m x 5.51m (16'8" x 18'1")

Attractive 'Louis' style fire surround, wall light points. Upvc double glazed window and door leading to the front facing balcony.

### Breakfast Kitchen - 4.5m x 2.57m (14'9" x 8'5")

Upvc double glazed window with single drainer, 1 1/2 bowl sink unit below, base units with cupboards and drawers, wall cupboards, corner display units. Working surfaces incorporating breakfast table. Four ring electric hob, cooker hood above and split level 1 1/2 electric oven, integrated dishwasher, fridge freezer, plumbing for a washing machine Wall mounted 'Worcester' central heating boiler,.

### Bedroom 1 - 4.39m x 3.35m (14'5" x 11'0")

Upvc double glazed window, recessed double door wardrobe.

### Bedroom 2 - 3.66m x 3.3m (12'0" x 10'10")

Upvc double glazed window, recessed double door wardrobe.

### Bedroom 3 - 3.68m x 2.95m (12'1" x 9'8")

Upvc double glazed window, recessed double door wardrobe.

### Bathroom - 1.68m x 2.44m (5'6" x 8'0") overall measurements

Upvc double glazed window, fully tiled walls. Twin grip, panelled bath, vanity wash hand basin, low level wc.

### Additional WC

Wash hand basin, low level wc

### Service Charge

Anthony James, of Houghton Street, Southport are the Managing Agents and the current charge is £250 a quarter.

### Tenure

Leasehold for 999 years from Jan 1 1984, peppercorn ground rent.

### Council Tax

Sefton Band D

### Broadband

Check the availability by clicking this link:

<https://labs.thinkbroadband.com/local/index.php>

### Mobile Phone

Check signal strengths by clicking this link:

<https://www.signalchecker.co.uk/>



## Second Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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