



**Apartment 3, 3 Bramble Court, Kew,
Southport, PR8 5FE
Offers Over £150,000
Subject to Contract**

An early inspection is recommended to appreciate the tastefully decorated and well appointed accommodation offered by this purpose built flat. The flat is situated on the first floor of a block of just six flats. The centrally heated and double glazed accommodation briefly includes, communal entrance with entry phone system, private entrance hall with useful utility/ cloaks cupboard, lounge open plan with kitchen with a range of built in appliances, two bedrooms, the main bedroom having an ensuite, and a further bathroom and WC. Bramble Court stands in communal gardens, an allocated car parking space and electric vehicle charging points. The development forms part of the popular Pavilion Gardens development at Kew with amenities available locally and further facilities found at the Southport Town Centre. No chain delay.

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Southport's Estate Agent

Communal Entrance

Entrances to both front and rear with entry phone access. Stairs to the first floor.

First Floor

Private Entrance Hall

Deep utility/ storage cupboard with plumbing for a washing machine. Entry phone handset.

Lounge - 3.58m x 5.87m (11'9" x 19'3")

Open plan with kitchen, Upvc double glazed window and Upvc double glazed double doors to a Juliette balcony.

Kitchen

Single drainer stainless steel sink unit and mixer tap, a range of base units with cupboards and drawers, wall cupboards, deep larder cupboard and working surfaces. Four ring gas hob with cooker hood above, electric oven below, integrated fridge, freezer and dishwasher. Cupboard housing 'Ideal Logic' gas central heating boiler.

Bedroom 1 - 2.95m x 3.84m (9'8" to front of wardrobes x 12'7")

Upvc double glazed windows to the side and rear.

Ensuite - 1.52m x 2.21m (5'0" x 7'3" including shower recess)

White suite including pedestal wash hand basin, low level WC, step in double, shower enclosure with 'Mira' electric shower. Electric shaver point, extractor. Upvc double glazed window.

Bedroom 2 - 2.77m x 3.58m (9'1" x 11'9" overall)

Upvc double glazed window.

Bathroom - 1.7m x 2.21m (5'7" x 7'3")

Pedestal wash hand basin, low level WC, panelled bath with shower screen and thermostatic shower, chrome towel rail/ radiator, extractor, part wall tiling.

Outside

Communal gardens, allocated parking space (24), two electric vehicle charging points on a pay as you go basis.

Service Charge

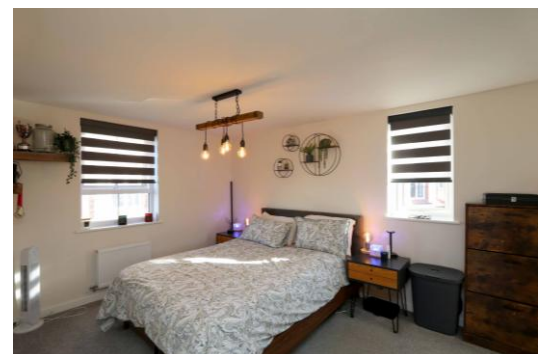
The development is managed by RMG living and we understand that the current service charge is payable in the region £140 per calendar month.

Council Tax

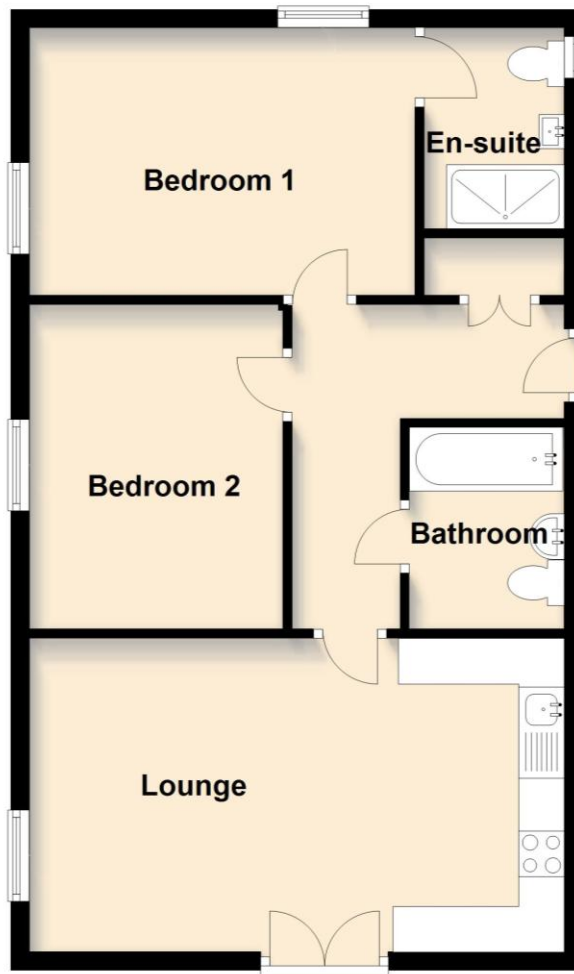
Sefton MBC band B

Tenure

Leasehold for 999 years from 1 March 2016.



First Floor



Floor plans are for illustration only and not to scale
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(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	



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