



**Penthouse, Flat 11**  
**41 Leyland Road, PR9 9JG**  
**'Offers over' £260,000**  
**'Subject to Contract'**

An exceptional and exclusive three-bedroom penthouse-style apartment occupying one half of the entire top floor of a recently built, purpose-built development constructed by renowned local builder, Dave Coulter. Ideally located within close proximity of Lord Street & Southport Town Centre amenities the property is also convenient for nearby Hesketh Park and a small range of shops including Pharmacy located on Queens Road. Accessed via a secure passenger lift, this beautifully presented, modern home offers well-planned accommodation with underfloor heating throughout. A generous entrance hallway leads to a stylish open-plan lounge, with breakfast kitchen, perfect for modern living and entertaining, featuring a sleek, contemporary kitchen design flooded with natural light. The principal bedroom boasts a luxurious en-suite and a walk-in dressing room, while the second bedroom also benefits from its very own en-suite and further dressing room. A versatile third bedroom can be used as a guest room or home office. Further features include a separate utility room and bathroom, allocated parking for two vehicles, and access to two electric vehicle charging points.

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*Southport's Estate Agent*

## Communal Entrance Hall

Audio entry access and stairs with a passenger lift to the third floor.

## Entrance Hall

Built-in storage cupboards houses underfloor heating, entry phone handset. Loft access. Door leads to...

## Utility Room - 5'11" x 6'11", 1.80m x 2.11m

Housing the pressurised water cylinder, wall cupboards and working surfaces concealing plumbing for washing machine, space for tumble dryer. 'Karndean' flooring, recess spot lighting and extractor.

## Bathroom/Wc - 5'0" x 7'7", 1.52m x 2.31m

Three piece modern white suite comprises low level Wc, panel bath with folding shower door and waterfall style mixer tap, plumbed in shower attachment. Vanity wash hand basin with waterfall style mixer tap. Ladder style chrome heated towel rail, tiled walls and 'Karndean' flooring. Recessed spotlighting. Extractor

**Lounge/Kitchen Diner - 21'7" x 14'0"** overall measurements incorporating areas of reduced head height, 6.58m x 4.27m overall measurements incorporating areas of reduced head height Upvc double glazed window overlooks rear of development. Further Velux skylight to roof pitch. The fitted 'Love and Robinson' kitchen incorporates a range of attractive built in base units, cupboards, drawers, wall cupboards and granite working surfaces, matching splashback and breakfast bar. 1 1/2 bowl sink unit with mixer tap and drainer. Appliances include electric double oven, fridge freezer, four ring induction hob, canopied style extractor above and dishwasher. Recessed spotlighting.

**Bedroom 2 - 11'3" x 11'3"** incorporating areas of reduced head height, 3.43m x 3.43m incorporating areas of reduced head height

Upvc double glazed window overlooks rear of development. Doorway to....

**Walk-in Dressing Room - 8'3" x 4'10", 2.51m x 1.47m**

Door leads to....

**En-Suite Shower Room/Wc - 5'4" x 8'3", 1.63m x 2.51m**

Three-piece modern white suite comprises vanity wash hand basin, low-level Wc, step in shower enclosure with plumbed in shower. Tiled walls with ladder style chrome heated towel rail. 'Karndean' Flooring, tiled walls and recessed spotlighting.

**Bedroom 3/Office - 11'4" x 9'10"** including areas of reduced head height, 3.45m x 3.00m including areas of reduced head height 'Velux' skylight to roof pitch. Recessed spotlighting.

**Master Bedroom - 15'6" x 10'6", 4.72m x 3.20m**

Upvc double glazed window overlooks rear of property, recess spotlighting and door leads to....

**Walk-in Dressing Room - 5'6" x 8'9", 1.68m x 2.67m**

Recess spotlighting and door leads to....

**En-Suite Shower Room/Wc - 7'6" x 4'10", 2.29m x 1.47m**

Three piece modern white suite comprises of low level Wc, vanity wash hand basin with waterfall style mixer tap and cupboards below. Step in shower enclosure with plumbed in shower. Tiled walls, 'Karndean' flooring and recessed spotlighting.

## Outside

Communal gardens to both front and rear, with an allocated car parking space and visitor car parking spaces, two 11kw electric vehicle EV charging points. Communal bike store.

## Tenure

The tenure is not yet registered at the Land Registry, but we believe it to be leasehold for 999 years (subject to formal verification)

## Council Tax

Sefton MBC Band C.

## Service Charge

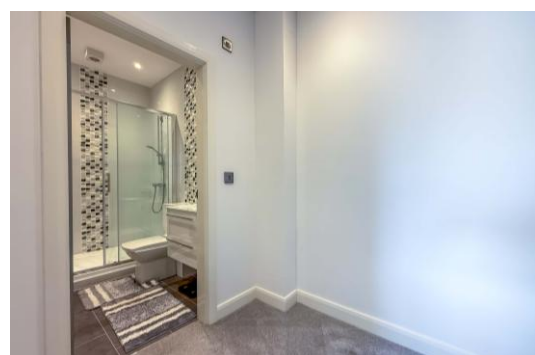
The service charge is £138.00 payable per calendar month to include building insurance. (Subject to formal verification)

## Mobile Phone Signal

Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

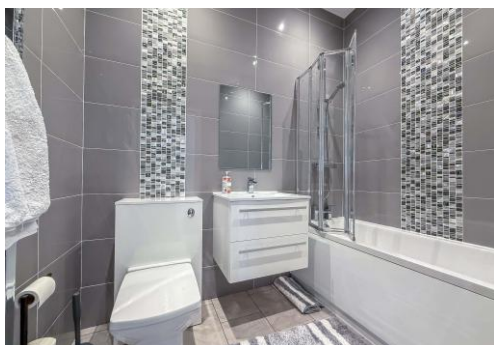
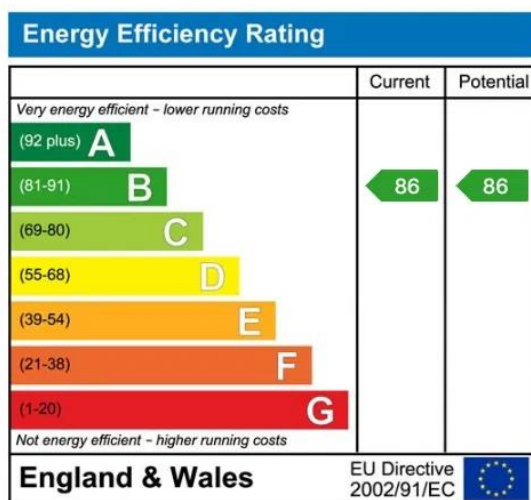
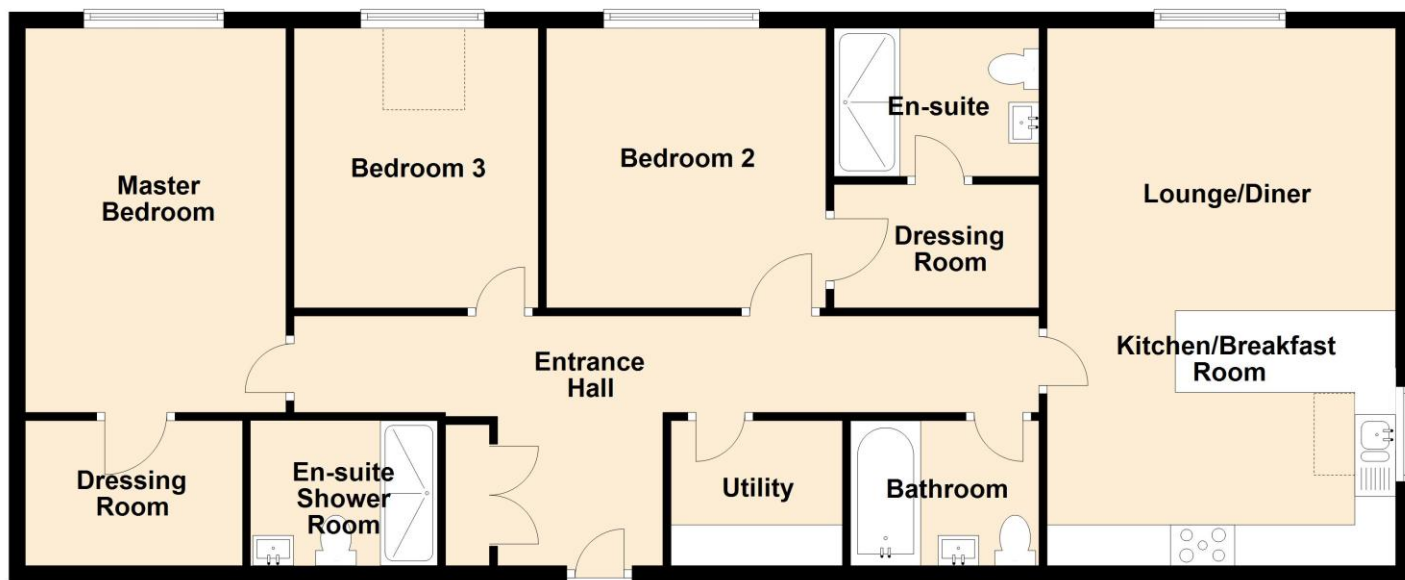
## Broadband

Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>





### Third Floor Penthouse



Chris Tinsley Estate Agents confirm that 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 or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.