



**Apartment 29, Regency Court
29 Park Road West, PR9 0JU £240,000
'Subject to Contract'**

This expansive first-floor, over-55s retirement apartment sits opposite the beautiful Hesketh Park, offering fantastic transport links into Southport town centre. One of the largest in the development, the striking turret forms the main living space, complete with a dining area and balcony overlooking the park. Two generous double bedrooms await, one connecting directly to the balcony, and the master suite boasting extensive wardrobes and an ultra-modern en-suite. The kitchen shines with quartz tops, sleek gloss units, and Neff appliances. Fully renovated to exacting standards, it includes a second modern shower room. The development features passenger lift access, a residents' lounge with communal kitchen, rental parking, delightful gardens, a large laundry room nearby, a house manager, and a 24-hour lifeline system.

Communal Entrance

Secure communal entrance with entry phone system, residents' lounge and communal kitchen. Passenger lifts provide access to all floors.

First Floor

The apartment is situated on the first floor and is easily accessible via both stairs and passenger lift.

Private Entrance Hall

Spacious and welcoming entrance hall with built-in storage cupboard housing the wall-mounted consumer unit and Gledhill Pulsacoil thermal store providing mains-pressure hot water. Emergency pull-cord system and electric wall heater. Finished with Karndean flooring.



Lounge/Diner – 5.74m x 5.87m (18'10" x 19'3")

An impressive turret-style living space with two uPVC double glazed bay windows overlooking the front and side of the development, enjoying attractive views towards Hesketh Park. Feature coal-effect electric fire with marble-style surround and wall light points.

The lounge opens to a defined dining area with uPVC double glazed door leading to the private balcony with timber decking, cast iron balustrade and wall light point, enjoying elevated views across Hesketh Park. The balcony also provides access to the second bedroom via uPVC double glazed double doors.



Breakfast Kitchen – 3.51m x 3.05m (11'6" x 10'0")

Stylish and contemporary breakfast kitchen with uPVC double glazed window. Fitted with a comprehensive range of high-gloss base and wall units with under-cupboard lighting and quartz work surfaces incorporating a breakfast bar and matching splash backs. Inset single bowl sink with mixer tap.

Integrated Neff appliances include ceramic hob with canopy extractor, double oven, integrated fridge/freezer and pull-out pantry cupboard. Karndean flooring and recessed spotighting complete the finish.



Master Bedroom – 5.74m x 3.61m (18'10" x 11'10")

A generous principal bedroom with uPVC double glazed window and extensive fitted wardrobes with flyover storage cupboards, dressing table recess and drawers. Additional built-in wardrobes to one wall. Door leading to:



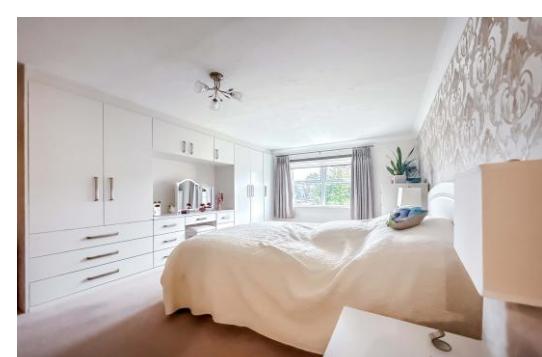
Ensuite Shower Room/WC – 2.13m x 2.26m (7'0" x 7'5")

Modern en-suite comprising vanity wash hand basin with storage below and concealed cistern WC, wall-mounted mirror and cupboard, and step-in shower enclosure with glazed sliding door, grab rail and thermostatic shower. Fully tiled walls, chrome heated towel rail, Karndean flooring and recessed spotighting.



Bedroom Two – 5.33m x 3.15m (17'6" x 10'4")

A further spacious double bedroom with uPVC double glazed door and window opening onto the front-facing balcony overlooking Hesketh Park and linking to the main living area. Electric wall heater and built-in wardrobes with hanging space and shelving.



Shower Room/WC – 1.78m x 2.87m (5'10" x 9'5")

Stylish second shower room with low-level WC, vanity wash hand basin with waterfall mixer tap and step-in shower enclosure with glazed sliding door, thermostatic shower, handrail and retractable shower seat. Tiled walls with extractor fan, Karndean flooring and ladder-style chrome heated towel rail.

Outside

Attractive communal gardens surround the development. We understand the current owners rent one parking space at a cost of approximately £280 per annum (subject to confirmation).

Maintenance

We understand Lynn Thompson oversees the day-to-day management of the development, with the current service charge in the region of £2,378.76 per annum.

Tenure

We understand the property is leasehold with a term of 125 years from 1st January 2005.

Age Restrictions

Residents must be a minimum of 55 years of age.

Guest Suite

Two guest suites are available within the development, fully furnished with twin beds, wardrobes, seating and private bathroom facilities. Charges are understood to be £60 for one or two nights, with a subsequent charge of £35 per night thereafter (occupants must be aged 18 years or over).

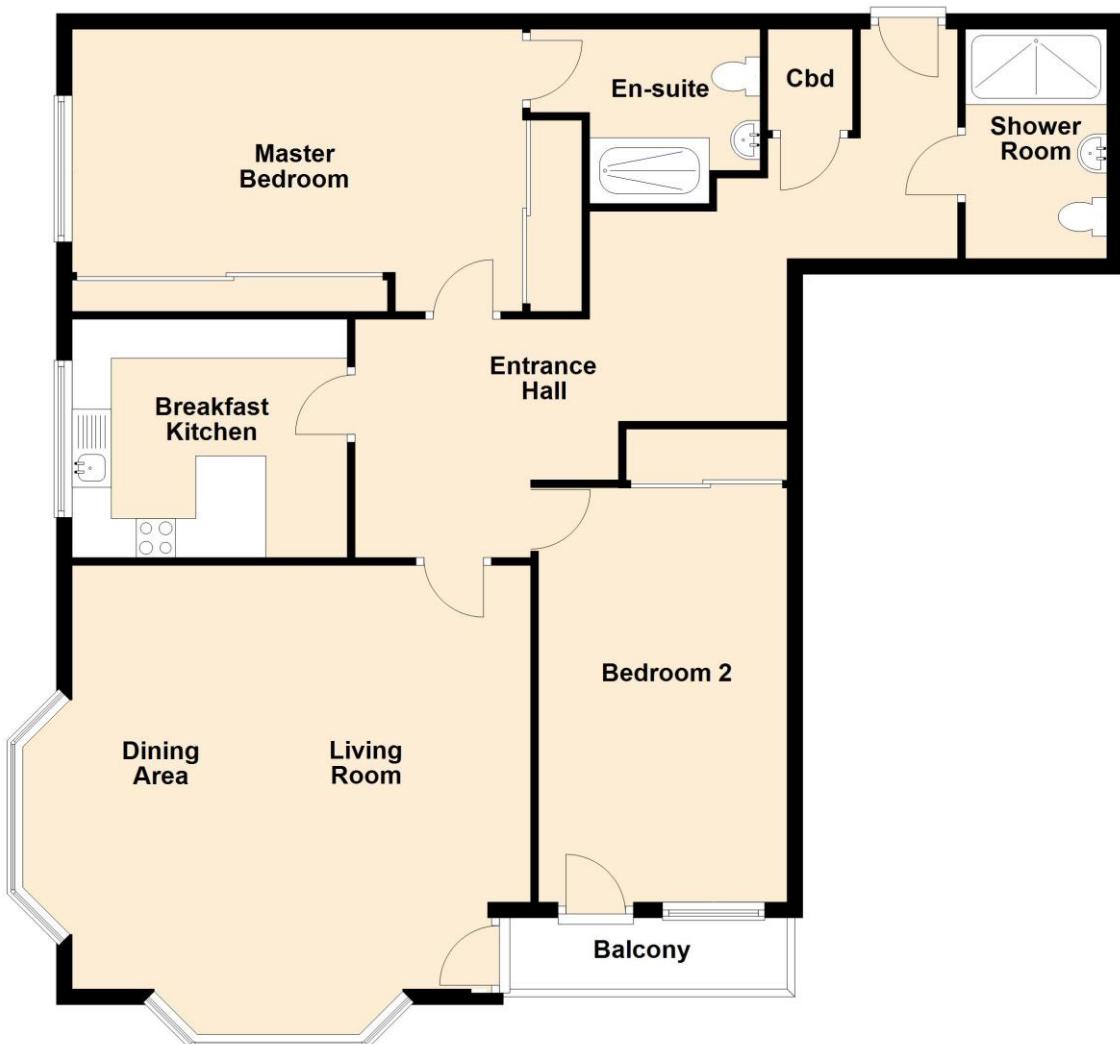
Note

We understand that upon resale, the management company applies an administration charge of 0.75% of the resale price, together with a further charge of 0.25% of the calculated 0.75% fee, multiplied by the number of years of occupancy (subject to confirmation).

Council Tax

Sefton MBC Band C

First Floor



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.