



**Apartment 11, 5 Bramble Crt, PR8 5FE**  
**'Offers In Excess Of' £152,000**  
**'Subject to Contract'**

An early viewing is highly recommended to fully appreciate the generous proportions and quality of accommodation offered by this superb, centrally heated and double-glazed apartment. Positioned within a modern, purpose-built development approximately 4½ years old, this property is one of the larger-style apartments within Bramble Court. Accessed via a well-maintained communal entrance with secure entry system and lift, the apartment offers thoughtfully designed living space throughout. The accommodation briefly comprises a welcoming entrance hall with a useful cloaks/utility cupboard, a bright and spacious open-plan lounge seamlessly flowing into a contemporary dining kitchen fitted with a range of integrated appliances. There is a generous family bathroom, along with two well-proportioned double bedrooms, both capable of accommodating king-size beds. The principal bedroom further benefits from an adjacent en-suite shower room. Bramble Court is set within attractive communal gardens, and the property includes an allocated parking space, complemented by two electric vehicle charging points. Ideally located on the highly regarded Pavilion Gardens development in Kew, the apartment enjoys easy access to local amenities, with a wider range of shops, restaurants and services available in Southport Town Centre.

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*Southport's Estate Agent*

## Communal Entrance

Video entry phone. Stairs and lift to all floors.

## Second Floor

### Entrance Hall

Woodgrain laminate flooring. Double doors to a useful cloaks/utility cupboard which is plumbed for a washing machine and there is an extractor.

### Lounge/Kitchen - 7.44m x 3.28m (24'5" x 10'9" extending to 11'7")

Lounge with woodgrain flooring, Upvc double glazed double doors to a 'Juliet' balcony. Dining kitchen with, single drainer stainless steel sink unit, a range of base units with cupboards and drawers, wall cupboards and working surfaces. Zanussi four ring gas hob with Zanussi cooker hood above and Zanussi cooker below, integrated fridge and freezer and dishwasher. Cupboard housing 'Ideal' gas central heating boiler. Upvc double glazed windows.

### Bedroom 1 - 3.35m x 2.82m (11'0" x 9'3")

Upvc double glazed windows.

### En Suite Shower Room - 1.91m x 1.75m (6'3" x 5'9")

Pedestal wash hand basin and low-level WC, step in shower enclosure with electric shower. Towel rail/radiator and extractor.

### Bedroom 2 - 3.3m x 2.92m (10'10" x 9'7")

Two Upvc double glazed windows.

**Bathroom** - 3.81m x 1.98m (12'6" x 6'6" overall measurements)  
Panelled bath with mixer tap, pedestal wash hand basin and low-level WC. Electric shaver point, part wall tiling, heated towel rail/radiator and extractor.

## Outside

Communal gardens, one allocated car parking space (Number 11), two electric vehicle charging points on a pay as you go basis.

## Service Charge

The development is managed by RMG Living, we are advised that the current service charge is in the region of £114.36 per calendar month.

## Tenure

Leasehold for a term of 999 years from 1 March 2016.

## Council Tax

Council Tax Band B.



## Second 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) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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