

£115,000

Subject to contract





An excellent opportunity has arisen to purchase a well proportioned apartment which is located to the ground floor, occupying an ideal location adjacent to the Promenade and Marine Lake.

The gas centrally heated and double glazed accommodation is in need of general modernisation and briefly comprises Hall, front Lounge/Dining Room, two double Bedrooms and Bathroom.

To the front of the development there is communal parking whilst to the rear there is an established garden for the residents' share enjoyment.

Knowsley Road is located off Albany Road which, in turn, is located off the Promenade, adjacent to the Marine Lake. The many amenities of Southport Town Centre are readily accessible together with Hesketh Park and the Municipal Golf Course.



Ground Floor

Approx. 53.1 sq. metres (571.7 sq. feet)



Total area: approx. 53.1 sq. metres (571.7 sq. feet)



Ground Floor:

Hall

Lounge/ Dining Room - 5.49m x 2.87m (18'0" x 9'5") plus bay

Kitchen - 3.18m x 2.06m (10'5" x 6'9")
Bedroom 1 - 3.35m x 3.33m (11'0" x 10'11")

Bedroom 2 - 3.2m x 2.84m (10'6" x 9'4")

Bathroom - 2.34m x 1.68m (7'8" x 5'6")

Council Tax: Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band (A).

Tenure: Service Charge: We are advised the service charge is £35 per month. This includes buildings insurance, cleaning, lighting & heating of communal areas, gardening and window cleaner.

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

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

NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

© 2025 All Rights Reserved