



Marine Gate Mansions Promenade, Southport PR9 0AU

This luxury ground floor apartment forms part of the prestige development by Blackthorn Homes of a Grade II listed building, originally built circa 1882. The well presented living space is accessed via a private entrance, providing well planned accommodation comprising Hallway with Study Area, cupboard to house washer dryer, open plan Fitted Kitchen, Dining Area and Living Room with access to Private Garden.

The vendors converted the property from two Bedrooms to three Bedrooms with the Master Bedroom Suite having an En-Suite Shower Room. It also has the benefit of a family Bathroom and underground garage space.

The private garden is accessed from the open plan lounge and enjoys patio and lawn. The development occupies a prominent position on Southport's promenade and is well placed for accessing the beach, Lord Street and the many amenities of the town centre.



Price: £375,000 Subject to Contract

Ground Floor:

Private Entrance Hall

Living Room - 19' 8" x 14' 2" (5.99m x 4.32m)

Kitchen/ Dining Area - 35' 11" x 8' 8" (10.95m x 2.64m)

Bedroom 1 - 17' 6" x 13' 8" (5.33m x 4.17m)

Ensuite

Bedroom 2 - 15' 6" x 9' 7" (4.72m x 2.92m)

Bedroom 3 - 9' 10" x 8' 1" (3m x 2.46m)

Bathroom

Outside:

A private garden is accessed via a glazed door in the Living Room with paved sun patio, lawn and established borders. Remote controlled gated access to the underground garage where there is one allocated parking space. A brick-built store opposite the entrance to the apartment provides storage for bicycles and tools etc

Council Tax:

Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band F

Tenure:

Leasehold for the residue of a term of 999 years from 1st January 1997 with zero ground rent. Freehold is owned by Marine Gate Mansions leaseholders.

Service Charge:

We are informed by the owner the current service charge (September 2025) amounts to £5,066.88 per annum as a contribution towards the building insurance premium, window cleaning, lift maintenance, cleaning and lighting of the communal areas, garden maintenance, sinking fund and managing agent's fees.

NB:

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

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Ground Floor
Approx. 131.5 sq. metres (1415.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	79
(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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