

**Chris
Tinsley**



**Flat 7, Bowland Court,
Gordon Street, Southport, PR9 0BG
£129,995 Subject to Contract**

Enjoy vibrant town centre living from this appealing second-floor flat, perfectly positioned just off Lord Street and offered with the added benefit of no chain delay. This purpose-built apartment provides comfortable living with a west-facing balcony and allocated parking. Double glazed, the accommodation includes; communal entrance, private entrance hall, lounge, fitted kitchen, two bedrooms and a bathroom.

12A Anchor Street, Southport, Merseyside PR9 0UT
01704 512121 F 01704 512122
sales@christinsley.co.uk www.christinsley.co.uk

Southport's Estate Agent

Communal Entrance

Entryphone system, stairs to the second floor.

Private Entrance Hall

Night storage heater, two useful store cupboards one with hot water cylinder.

Lounge - 3.48m x 5.79m (11'5" x 19'0")

Upvc double glazed window, double glazed, sliding door and additional door to a west facing balcony. Two night storage heaters, Tv point and satellite aerial point (own dish).

Kitchen - 2.21m x 2.29m (7'3" x 7'6")

Upvc double glazed window, with single drainer, 1 1/2 bowl stainless steel sink unit below, base units with cupboards and drawers, wall cupboards and working surfaces. Four ring electric hob, with cooker hood above and electric oven below. Plumbing for washing machine and a dishwasher. Space for fridge freezer. The white goods are included in the sale.

Bedroom 1 - 3.4m x 3m (11'2" x 9'10")

Electric heater, wardrobes, two upvc double glazed windows.

Bedroom 2 - 2.34m x 2.69m (7'8" x 8'10")

Upvc double glazed window, electric heater. Useful walk in closet.

Bathroom - 2.26m x 1.78m (7'5" x 5'10")

Twin grip panelled bath, with mixer tap and shower screen, wash hand basin, low level wc. Extensive wall tiling, electric towel rail/radiator, extractor.

Outside

Designated parking space in the resident's private car park.

Service Charge

Bowland Court Management Ltd together with T&T of Hoghton Street, Southport look after the running of the development and the monthly service charge is currently £95.00.

Tenure

Leasehold for 999 years from 1 March 1989. Bowland Court Management Ltd owns the freehold and all residents have a share in the management company.

Council Tax

Sefton Band C

Mobile Phone

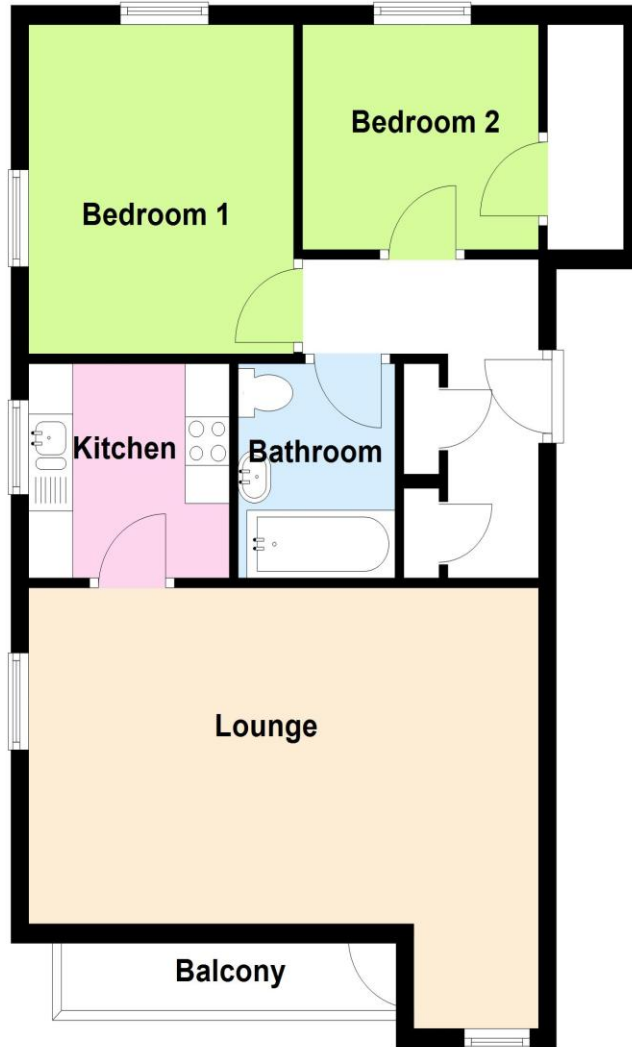
Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

Broadband

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



Second Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	59
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.