



Belgravia Apartments Knowsley Road, Southport PR9 0HG

AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED of this exclusive penthouse apartment, offering well planned and attractively proportioned accommodation with two enclosed balconies providing spectacular views over the Marine Lake and the coast beyond.

With direct lift access from the communal hall on the ground floor, the apartment is installed with gas central heating, uPVC double glazing and briefly comprises: Hall, Cloakroom/WC, Living Room, Dining Room with Sun Room/Enclosed Balcony off, fitted Kitchen, principal Bedroom suite with further Sun Room/Enclosed Balcony, Dressing Room and En-Suite Bathroom, a second double Bedroom also has an En-Suite Shower Room.

Outside, the development stands in well maintained communal gardens whilst the residents car park gives access to the garages, one of which comes with the apartment. Standing on the corner of Knowsley Road, Leicester Street and the Promenade, the development is very well placed for accessing the many amenities of Southport town centre.



Price: £350,000 Subject to Contract

Third Floor:

Hall

Living Room - 5.82m x 4.06m (19'1" plus recess x 13'4")

Dining Room - 4.6m x 2.31m (15'1" x 7'7")

Sun Room - 3.07m x 1.27m (10'1" x 4'2")

Kitchen - 3.1m x 2.77m (10'2" x 9'1")

Store

Bedroom 1 - 5.61m x 5.44m (18'5" max x 17'10" max)

Sun Room - 3.61m x 1.24m (11'10" x 4'1")

Dressing Room - 3.96m x 3.96m (13'0" x 13'0")

En Suite Bathroom - 3.96m x 3.48m (13'0" x 11'5" max)

Bedroom 2 - 4.39m x 3.96m (14'5" max x 13'0" max)

En Suite - 2.34m x 0.97m (7'8" x 3'2")

WC

Outside:

The development stands in well maintained communal gardens whilst the residents car park gives access to the garages, one of which comes with the apartment.

Third Floor

Approx. 141.7 sq. metres (1524.9 sq. feet)



Council Tax:

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

Tenure:

Leasehold with a residue term of 125 years from 1st January 2002 with a £0 Ground Rent.

Service Charge:

We understand that the current service charge as of January 2026 amounts to £1,680 per annum to include buildings insurance, lift maintenance, the heating, lighting and cleaning and upkeep of communal areas and gardens.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(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	

Karen Potter Estate Agents confirm 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 as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. If you are travelling any distance to view a property you are advised to check its availability before setting out. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.