



First Floor Apartment Preston Road, Southport PR9 9EG

Occupying a first floor position in this converted Victorian detached house, this beautifully presented flat must be viewed to be fully appreciated.

Installed with uPVC double glazing and gas central heating, the flat is generously proportioned and briefly comprises: Entrance Hall, lounge-dining room with large windows bathing the room in natural light, modern fitted kitchen, two double bedrooms (one currently arranged as a study, and a four piece bathroom).

The development has block paved, hard standing to the front providing residents parking, whilst there is a garage located round the back of the building along with a lawned communal garden.

Preston Road forms part of an established residential area, adjacent to Hesketh Park and within easy access of both Churchtown village, Southport town centre and the Promenade.



Price: £165,000 Subject to Contract



First Floor:

Hall

Lounge/ Dining Room -5.38m x 4.88m (17'8" overall x 16'0")

Kitchen - 4.9m x 1.83m (16'1" x 6'0")

Bedroom 1 - 4.29m x 3.33m (14'1" x 10'11")

Bedroom 2 - 3.33m x 3m (10'11" x 9'10")

Bathroom - 3.33m (10'11") x 1.79m (5'10")

Outside:

The development has block paved, hard standing to the front providing residents parking, whilst there is a garage located round the back of the building along with a lawned communal garden.

Council Tax:

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

Tenure:

Leasehold for the residue of a term of 999 years from 24th June 1970 with a £20 ground rent

Service Charge:

We are advised the current service charge amounts to £1,248 as a contribution towards the upkeep of the gardens, buildings insurance and managing agents 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D			
(39-54) E		49	
(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.