



Northfield, Park Road West, Southport PR9 0JS

An excellent opportunity to purchase a spacious, well planned two bedroom apartment located to the third floor of this purpose built development with lift, balcony and garage.

Installed with gas central heating and uPVC double glazing, the well presented apartment is located to the rear of the development and briefly comprises: private Hall, Spacious Living Room with Balcony, Fitted Kitchen, two double Bedrooms (one currently used as a Dining Room) and Bathroom.

Outside, there is a paved drive to the front providing space for off road parking which leads to the beautifully presented communal gardens and garages to the rear.

Northfield is located on Park Road West, immediately adjacent to Municipal Golf Links with two bus stops directly outside the development. Southport town centre is conveniently a 2 minute drive away or, alternatively, an 11 minute walk, where there are many amenities including the famous Lord Street shopping boulevard, theatres, restaurants and the railway station on the Liverpool and Manchester line. The Promenade and the beach are also readily accessible.



Price: £169,000 Subject to Contract

Ground Floor:

Communal Hall

To lift and stairs

Third Floor:

Private Hall

Living Room- 5.16m x 3.51m (16'11" x 11'6")

Balcony

Kitchen - 3.23m x 2.24m (10'7" x 7'4")

Bedroom 1 - 4.09m x 3.2m (13'5" x 10'6")

Bedroom 2/ Dining Room - 3.2m x 2.97m (10'6" x 9'9")

Bathroom - 3.23m x 1.75m (10'7" x 5'9")



Outside:

There is a paved drive to the front providing space for off road parking which leads to the beautifully presented communal gardens and garages to the rear.

Council Tax:

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

Tenure:

Leasehold for a residue term of a term of 999 years from 25th March 1990 subject to a peppercorn ground rent.

Service Charge:

We are advised the current service charge amounts to £450 per quarter annum, as a contribution towards communal cleaning and electricity, Building Insurance, general maintenance and gardening

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
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
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.