



**3 'The Residences' European House,
Hall Street, PR9 0SE £87,500
'Subject to Contract'**

A fantastic studio-style apartment offering stylish open-plan living, perfectly suited to young professionals and couples alike. Forming part of the highly sought-after The Residences at European House, this modern home enjoys the benefit of outstanding on-site facilities including a large rooftop sky garden, residence gymnasium, and an allocated parking space. The accommodation flows seamlessly, featuring a main living area open to a contemporary fitted kitchen and dining space, cleverly partitioned to provide a bedroom area, together with a separate bathroom complete with a modern three-piece suite. Ideally positioned close to Southport Town Centre, the development is within easy reach of Lord Street with its wide range of shops, restaurants, and bars, as well as excellent commuter links via the Southport to Liverpool and Manchester Piccadilly rail lines. With its prime location, stylish design, and excellent facilities, this apartment also represents an attractive investment opportunity.

Communal Entrance Hall

Entry phone and key coded entry system. Stairs and passenger lift to all floors. The residents sky terrace and residents' gym are also accessed via the upper levels.

Ground Floor

Entrance Hall, Bedroom, Living Room, Breakfast Kitchen - 6.63m x 4.6m (21'9" x 15'1" reducing to 10'2" overall)

Entry phone system and folded door leading to built in bathroom with WC. Entrance opens to a bedroom area, partially enclosed with built in wardrobe. Living area open plan with kitchen includes a modern style grey gloss set up with base units including cupboards and drawers, wall cupboards with under unit lighting and one wall cupboard houses the boiler system. Integral appliances include fridge and washing machine. Four ring ceramic style hob with funnel style extractor over, part wall tiling and single bowl sink unit with mixer tap and drainer. Kitchen area includes part LVT flooring and recessed spotlighting.

Bathroom - 1.4m x 1.98m (4'7" x 6'6")

Three piece modern suite comprising of low level WC, vanity wash hand basin with mixer tap and panelled bath with glazed shower screen, mixer tap and plumbed in shower attachment. Tiled walls, ladder style heated towel rail, recessed spotlighting and extractor.

Communal Gym

Latest equipment including weights, treadmill and spinning bikes.

Sky Garden

Communal roof top terrace for use of the residents with sun loungers and picnic tables.

Outside

Useful bike store and allocated car parking space for one vehicle. Visitor parking also available.

Council Tax

Sefton MBC band A.

Tenure

Leasehold for 999 years from 1 August 2020.

Service Charge

We understand that the service charge is payable to Fireguard Limited with a current monthly payment of £75 which includes the general cleaning to the communal areas, window cleaning, lighting etc.



Ground Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(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	



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