



**30 Brentwood Court  
Hesketh Park, PR9 9JW £115,000  
'Subject to Contract'**

A modernised and very much improved one bedroom, first floor flat providing well planned living space together with modern kitchen and bathroom/Wc. The main reception room overlooks attractive communal gardens to rear and is open plan with dining area, ideal for entertaining. The entrance hall also includes convenient access to useful built-in store. This popular purpose-built development suits a wide variant of demographic with parking off road on a first come, first served basis for both residents and visitors alike. The much sought after location is particularly convenient for nearby Hesketh Park and a range of shops located at Queens Road. The location is equally convenient for the facilities of both Churchtown Village, Lord Street and the Southport Town Centre with access via nearby passing bus service.

## Communal Entrance

With entry door access and staircase leading to first floor.

## First Floor

### Private Entrance Hall

Private entrance door to entrance hall with woodgrain laminate style flooring and door to useful built in store room measuring 3'11" x 5'10" and housing hot water cylinder, header tank, plumbing for washing machine, working surfaces and wall shelving. Entry phone hand set to one wall.

### Lounge/ Diner - 3.78m x 4.14m (12'5" x 13'7")

Upvc double glazed window overlooks front of development, 'Creda' electric slim line wall heater and door leads to...

### Kitchen - 2.69m x 1.78m (8'10" x 5'10")

Upvc double glazed window to front and overlooking communal gardens. A most attractive fitted kitchen arranged in white gloss style base units including cupboards and drawers, wall cupboards and working surfaces, single bowl sink unit with mixer tap and drainer. Appliances include electric with four ring ceramic hob and funnel style extractor hood above. Integral fridge. Partial wall tiling and attractive tiled flooring.

### Bedroom 1 - 3.35m x 3.66m (11'0" x 12'0")

Upvc double glazed window to side, 'Creda' slim line electric wall heater and built in cupboard with useful hanging space and shelving.

### Bathroom/ Wc - 1.75m x 2.24m (5'9" x 7'4")

Opaque Upvc double glazed window with three piece modern white suite comprising of low level Wc, pedestal wash hand basin with mixer tap and panelled bath with mixer tap and shower attachment. Part wall tiling and tiled flooring.

## Outside

Established communal gardens to front, side and rear. We understand the garages are available on a rental basis only. Residents and visitor carparking is available.

## Management

We understand that 'Anthony James Property Management Services' of Houghton Street in Southport supervises the day to day running of the development and the current service charge is payable in the region of £100 per calendar month. Service charge is to include building insurance, window cleaning and communal area cleaning.

## Tenure

We confirm that 'Brentwood Court management' own the Freehold to the development, with every vendor receiving a share certificate, we understand that the property situated and known as 30 Brentwood Court has recently extended their existing lease to the remainder of 990 years as of May 2022 (subject to formal verification)

## Council Tax

Sefton MBC band A

## Note


Please note that the property is owner occupied only.



# First Floor



Floor plans are for illustration only and not to scale  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>	59	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.