



**Flat 9, 6 Lathom Road  
Southport, PR9 0JA, £140,000  
'Subject to Contract'**

This exceptional flat is situated to the first floor of a most impressive Victorian property conversion close to the vibrant facilities of central Southport together with local facilities on Queens Road, which include a number of local shops and bus services to the Southport Town Centre and Churchtown Village. Hesketh Park, the Marine Lake and The Municipal Golf Course are also just a short stroll away! The centrally heated and double-glazed accommodation very briefly includes; a communal entrance leading via stairs or passenger lift access to the first floor, private entrance hall with entry phone access leading to generous lounge/diner open plan with modern style kitchen. There are two bedrooms and a bathroom with WC. Parking is available to front. Early viewing advised.



## Communal Entrance

Wall to floor secure glass atrium style communal entrance with open tread staircase and passenger lift access leading to...

## First Floor

Inner hall from communal landing leading to main accommodation.

## Private Entrance Hall

With entry phone handset and recessed spotlighting, useful built in storage/utility cupboard measuring 5' x 4'3" and houses wall mounted combination style central heated boiler system and plumbing is available for washing machine with working surfaces over. Electric light and power supply.

## Lounge/ Kitchen Diner - 5.31m x 6.3m (17'5" into bay x 20'8")

Upvc double glazed bay window with singular double glazed window overlooking rear of property. Lounge open plan with dining kitchen arranged with a number of cream shaker style base units including cupboards and drawers, wall cupboards with under unit lighting and working surfaces incorporating breakfast bar and partial wall tiling. Appliances include electric oven, four ring gas hob with funnel style extractor hood above, fridge and freezer, dishwasher and one and half bowl sink unit with mixer tap and drainer. Recessed spotlighting.

## Bedroom 1 - 2.72m x 3.45m (8'11" excluding door recess x 11'4")

Upvc double glazed window to front, door leads to....

## Walk in Wardrobe - 1.3m x 1.3m (4'3" x 4'3")

Opaque Upvc double glazed window, hanging space and shelving. (walk in wardrobe provides potential for conversion to ensuite subject to the usual consent being obtained)

## Bedroom 2 - 3.15m x 2.11m (10'4" x 6'11")

Upvc double glazed window, recessed spotlighting.

## Bathroom/WC - 1.42m x 2.26m (4'8" x 7'5")

Three-piece white suite to include low level WC, wash hand basin with mixer tap and panelled bath with tiled splash back, glazed shower screen with mixer tap, shower attachment and wall grip. Tiled walls with recessed spotlighting and chrome heated towel rail to one wall.

## Tenure

Leasehold for 150 years from 1 January 2007 with a perpetual yearly ground rent charge of £10.

## Council Tax

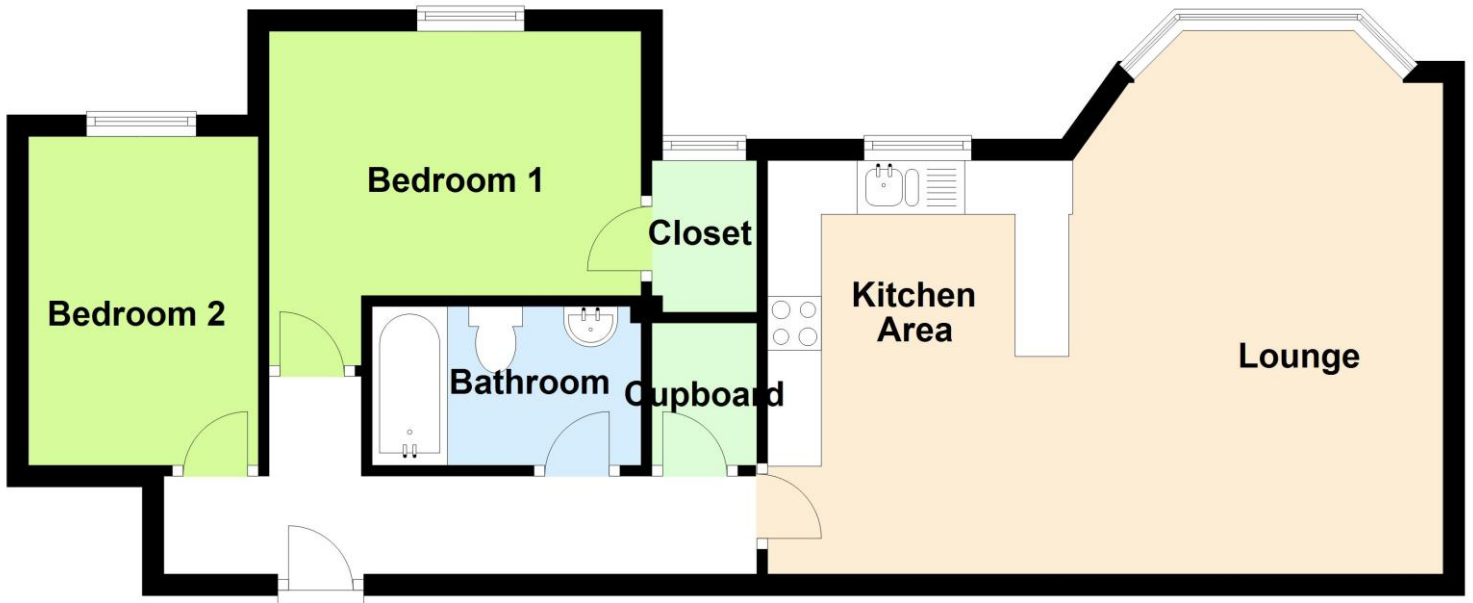
Sefton MBC band B.

## Maintenance

## Service Charge



## First Floor



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



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