



Flat 3, 29 Nelson Street, Southport, PR8 1QE

£135,000

Subject to Contract

An opportunity to purchase this purpose built flat, self contained with private entrance and parking space. Very conveniently located in the heart of Southport 'a stones throw' away from Lord Street. The centrally heated and double glazed property consists of; spacious lounge, dining kitchen, 2 bedrooms, fully tiled bathroom with window and access to part boarded loft with ladder and light.

Ground Floor Private Entrance

Outer entrance door leading to private entrance ground floor hall with hanging space and stairs to first floor main landing.

First Floor Landing

Loft access, currently boarded for storage, including drop down loft ladder. Useful built in cupboard to one wall and door leads to...

Lounge/ Diner - 4.39m x 3.94m (14'5" x 12'11" into recess)

Upvc double glazed window to front and archway leads to useful built in store with glazed window to front of development. Glazed space saving sliding door leads to breakfast kitchen.

Breakfast Kitchen - 4.37m x 2.01m (14'4" x 6'7")

Upvc double glazed windows to both front and side of property. Modern shaker style kitchen includes a number of built in base units with cupboards and drawers, wall cupboards and working surfaces. One and half bowl sink unit with mixer tap and drainer. Dining area. Part wall tiling, appliances include electric oven, four ring ceramic style hob and space is available for free standing fridge freezer and further plumbing available for washing machine. Wall mounted combination style central heated boiler system.

Bedroom 1 - 3.94m x 2.39m (12'11" x 7'10" to rear of wardrobes)

Upvc double glazed window to both side and rear, fitted wardrobes with flyover storage cupboards.

Bedroom 2 - 2.74m x 2.92m (9'0" x 9'7" to rear of wardrobes)

Upvc double glazed window, fitted wardrobe and flyover storage cupboards.

Bathroom/WC - 2.97m x 1.55m (9'9" into recess x 5'1")

Opaque Upvc double glazed window, three piece modern white suite comprises of low level WC, pedestal wash hand basin with mixer tap and panelled bath with glazed shower screen, mixer tap and shower attachment. Tiled walls include ladder style chrome heated towel rail and tiled flooring.

Outside

Driveway access is available to the left hand side of the development with designated parking one vehicle. The development comprises of just 4 apartments.

Service Charge

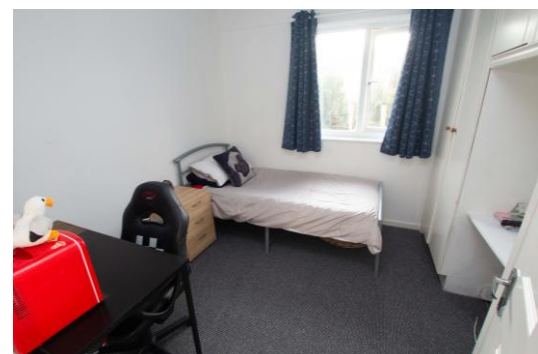
We understand that a residents run association 29 Nelson Street Management Company LTD has the right to manage and the limited company owns the freehold and supervises the day to day running - service charge arrangements in the region of £300 per annum to include building insurance. We understand that sub letting is permitted.

Council Tax

Sefton MBC band B.

Tenure

Leasehold for remainder of 999 years from 14 March 1983.



First Floor



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



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.