



**Flat 3 Oakworth Bank, Park Road,
Hesketh Park, Southport, PR9 9NZ
£140,000 Subject to Contract**

An early viewing is recommended to appreciate the extent of the accommodation offered by this generously proportioned flat, situated on the first floor of a purpose built development of just 12 flats. The newly redecorated and carpeted accommodation benefits from newly installed Upvc double glazing, gas central heating and briefly includes; communal entrance with entry phone and stairs to the first floor, private entrance hall open plan to lounge, kitchen with a range of built in appliances, two bedrooms at the rear of the flat, with the main bedroom having a newly fitted balcony and there is a bathroom and WC. Oakworth Bank stands in communal gardens with off road resident and visitor car parking and a garage, the development is particularly convenient for nearby facilities at Hesketh Park with further amenities at Churchtown Village at Southport Town Centre.

Communal Entrance

Entry phone system, stairs to the first floor.

First Floor Landing

Lounge/Diner - 7.14m x 3.89m (23'5" x 12'9" overall)

Upvc double glazed window overlooking the front garden. Open plan to entrance hall area with entry phone handset and two useful built in cupboards.

Kitchen - 4.57m x 2.18m (15'0" x 7'2")

Upvc double glazed window overlooking the front. A range built in base units with cupboards and drawers, wall cupboards and working surfaces. Single bowl sink unit with drainer. Built in appliances include electric oven, four ring gas hob with cooker hood above. Plumbing for washing machine and further recesses for free standing fridge and freezer. Part wall tiling, woodgrain LVT flooring. Wall mounted Valiant gas central heating boiler.

Bedroom 1 - 3.86m x 3.56m (12'8" x 11'8")

Upvc double glazed sliding patio door leading to a refurbished balcony overlooking the communal garden area.

Bedroom 2 - 3.86m x 2.54m (12'8" x 8'4")

Upvc double glazed window overlooking communal garden to the rear.

Bathroom - 2.03m x 2.29m (6'8" x 7'6")

Low level WC, pedestal wash hand basin, twin grip panelled bath with mixer tap and telephone style attachment. Tiled walls, extractor.

Outside

Oakworth Bank stands in communal gardens to the front and rear, there is car parking to the front for residents and visitors and a garage is located at the rear of the development.

Maintenance

There is a residents run management company, which owns the freehold, and Antony James Estate Agents of Houghton Street Southport are the managing agents. We are advised that the current service charge is in the region of £125 per month.

Council Tax

Sefton MBC band C.

Tenure

Leasehold for 999 years from 1 January 1984 with a ground rent of £30



First Floor



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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	79	82
(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	



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.