



-  Purpose Built Apartment
-  Third Floor Position - Twin Lifts
-  One Double Bedroom

-  Balcony
-  Open Plan Living Accommodation
-  Residents Parking

**Price: Offers in Excess of £105,000** Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008





An early inspection is recommended of this third floor apartment, forming part of a purpose built development located in Southport's Northern Quarter, well placed for accessing the shops, restaurants and amenities of Lord Street.

There is a communal Hallway at ground floor level with Concierge Office, Sitting Area, Laundry Room, two Lifts and Staircase to each floor. The open plan style apartment is double glazed with electric heaters and briefly comprises: Private Hall, Living Room with door to Balcony, Fitted Kitchen with Pantry off, double Bedroom with fitted wardrobes, and Bathroom.



The development stands in well maintained communal gardens to front, with residents parking approached via automatic barrier system.



## Ground Floor:

### Communal Entrance

With intercom entry system, lift and staircase to each floor.

## Third Floor:

### Hall

**Living Room** - 5.98m x 5.59m (19'7" x 18'4") overall

**Balcony** - 5.18m x 1.42m (17'0" x 4'8") overall

**Kitchen** - 3.14m x 2.1m (10'3" x 6'10")

**Bedroom** - 4.13m x 3.09m (13'6" x 10'1")

**Bathroom** - 2.62m x 1.51m (8'7" x 4'11")

### Outside

Communal front garden area with seating and resident's parking approached via automatic barrier system.

### Council Tax

Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band A.

### Tenure:

Leasehold for the residue term of 999 years from 25th December 1965. The ground rent forms part of the service charge.

**Service Charge:** Service Charge (as of December 2024) amounts to £1,692.96 per annum which is a contribution towards the general maintenance, building insurance premium, ground rent, lift maintenance, concierge, cleaning and lighting of the communal areas, auditing of accounts etc.

### Mobile Phone Signal:

Check signal strengths by clicking this link:  
<https://www.signalchecker.co.uk/>

### Broadband:

Check the availability by clicking this link:  
<https://labs.thinkbroadband.com/local/index.php>

### NB:

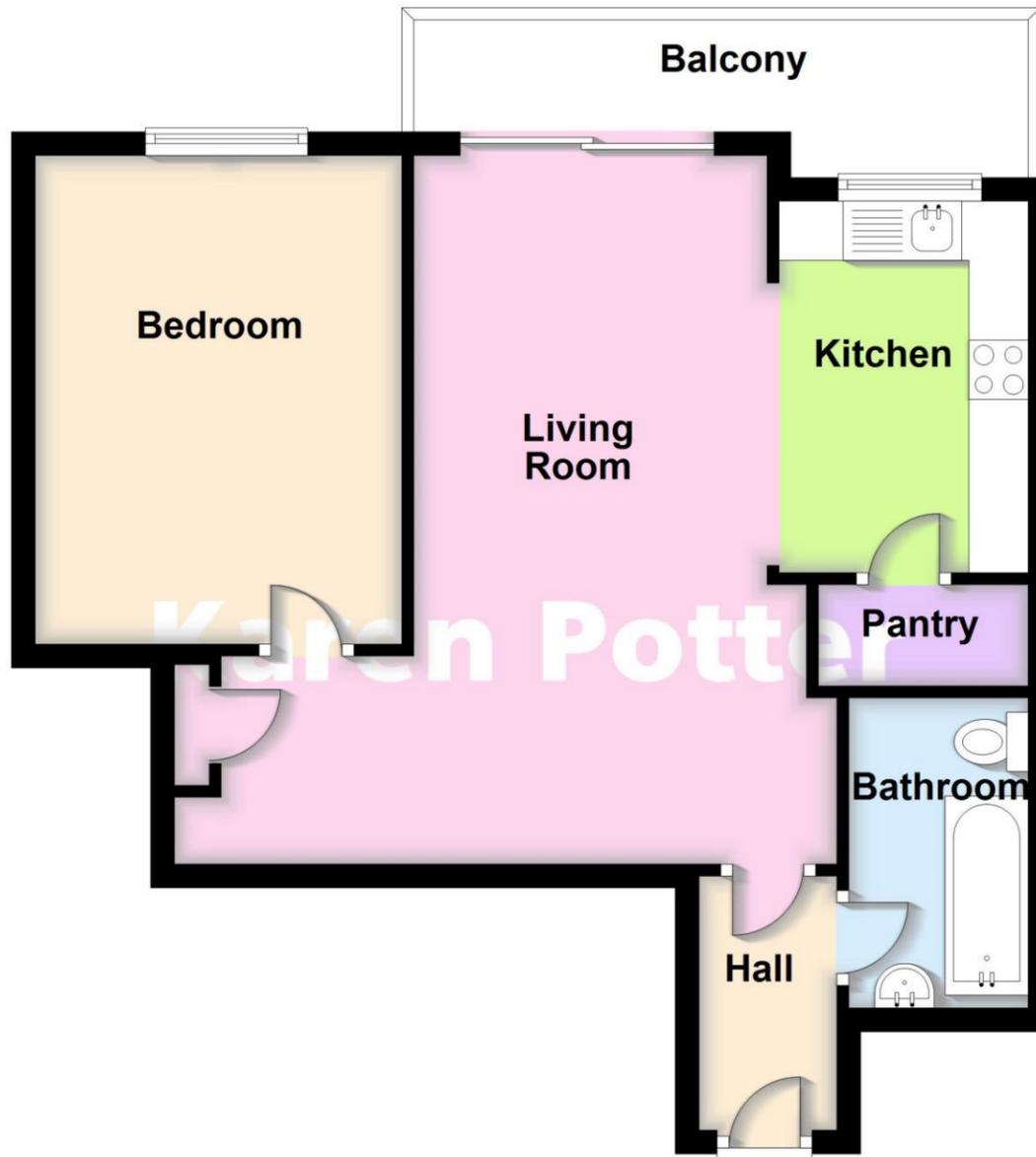
We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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### Third Floor

Approx. 51.6 sq. metres (555.8 sq. feet)



Total area: approx. 51.6 sq. metres (555.8 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			75
(55-68) <b>D</b>	66		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Karen Potter Estate Agents confirm 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 as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



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