

# Brentwood Court

Morley Road, Hesketh Park, Southport, PR9 9JW



-  Purpose Built Flat
-  Second/Top Floor Position
-  Two Bedrooms

-  Modern Kitchen & Shower Room
-  Communal Gardens, Parking
-  Inspection Recommended

**Price: £115,000** Subject to Contract

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







Occupying a top (2nd) floor position in this popular purpose built development adjacent to Hesketh Park, this well presented, two bedroom, flat must be viewed to be fully appreciated.

Installed with uPVC double glazing and with under floor heating, the well planned accommodation briefly comprises: Communal Entrance Hall with staircase to all floors, Private Hall with built in Store, through Lounge Dining Room, fitted kitchen, two Bedrooms and Shower Room.

The development stands in well maintained, communal gardens with residents parking. Local shops on Queens Road only a short walk away, whilst the amenities of Southport town centre and Churchtown village are readily accessible by car or bus.





## Ground Floor:

**Communal Entrance:** Intercom entry system giving access to hall with staircase to all floors

## Second Floor:

### Hall

**Lounge-Dining Room** - 6.05m x 3.35m overall (19'10" x 11'0")

**Kitchen** - 3.1m x 1.88m (10'2" x 6'2")

**Bedroom 1** - 3.38m x 2.92m (11'1" x 9'7")

**Bedroom 2** - 2.92m x 2.21m (9'7" x 7'3")

**Shower Room** - 2.13m x 1.88m (7'0" x 6'2")

**Outside:** The communal gardens are a particular feature of the development and include parking facilities.

**Council Tax:** Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band (A)

**Tenure:** The tenure is leasehold with a residue term of 125 years from 1st June 1986. Brentwood Court Management Co. own the Freehold to the development, with each flat owner receiving a share certificate. No ground rent is therefore payable. A lease extension to 999 years is feasible at a cost of circa £650.

**Service Charge:** Service Charge (as of March 2025) amounts to £1200 per annum which is a contribution towards the general maintenance, building insurance premium, cleaning and lighting of the communal areas, upkeep of the gardens and sinking fund.

**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>

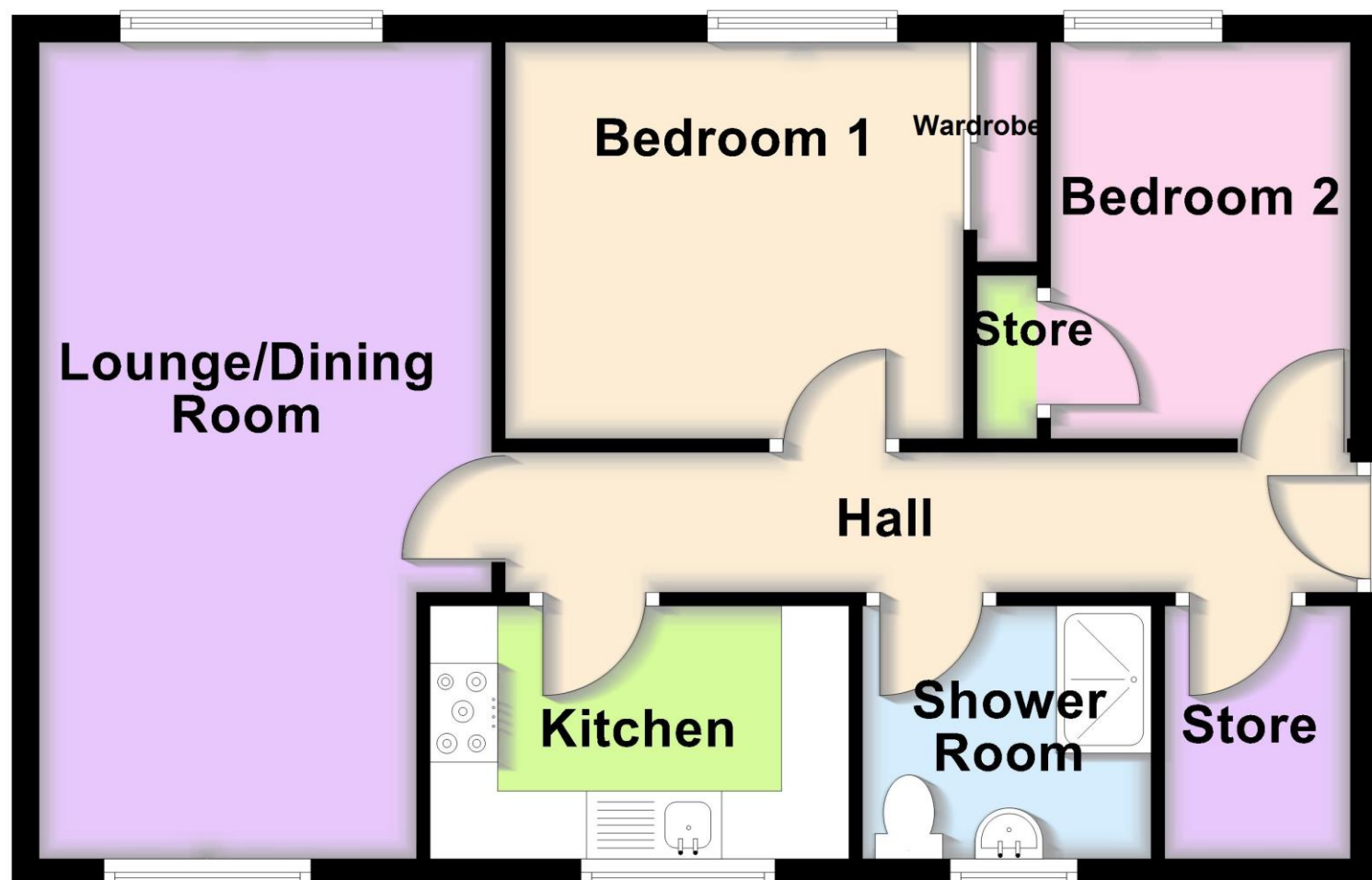
**NB:** We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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## Second Floor

Approx. 58.5 sq. metres (630.0 sq. feet)



Total area: approx. 58.5 sq. metres (630.0 sq. feet)

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>		
(55-68) <b>D</b>	66	66
(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	

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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