



£50,000

Subject to contract



Offered for sale with no onward chain, this first floor flat in a development of only three, is well placed for accessing the amenities of Southport town centre.

Installed with double glazing and electric heating, the well planned accommodation requires a programme of modernisation and briefly comprises: Communal entrance with staircase to the subject flat, Private hall, Living Room, Kitchen, Bedroom, Bathroom and separate WC.

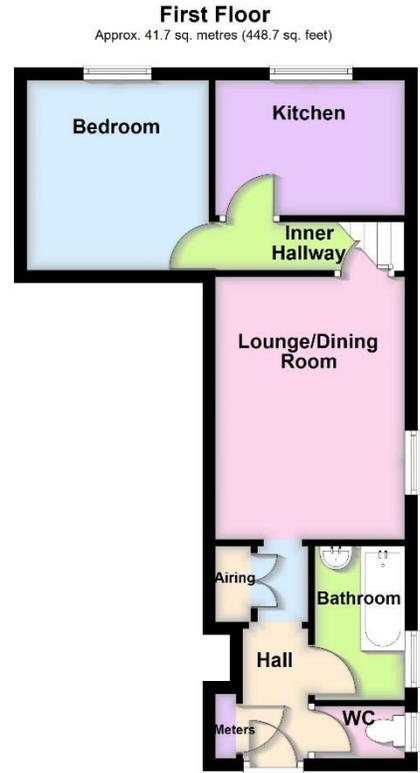
There is an allocated parking space to the front.

Arnside Road links Manchester Road with Church Street.



ARNSIDE ROAD, SOUTHPORT PR9 0QX

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Total area: approx. 41.7 sq. metres (448.7 sq. feet)

**AWAITING EPC**

## Ground Floor:

**Communal Entrance** with stairs to first floor

## First Floor:

### Private Hall

**Lounge/Dining Room** - 4.22m x 3.05m (13'10" x 10'0")

**Kitchen** - 3.05m x 2.16m (10'0" x 7'1")

**Bedroom** - 3.05m x 2.92m (10'0" x 9'7")

**Bathroom** - 2.46m x 1.45m (8'1" x 4'9")

### Separate WC

**Outside:** There is an allocated parking space to the front.

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

**Tenure:** Each flat owner holds a 1/3 share of the management company that owns the freehold. As such, no ground rent is payable.

**Service Charge:** Amounts to £300 per annum to cover the sinking fund and upkeep of the communal areas. An additional charge of £210 per annum covers the buildings insurance.

**Broadband:** Check the availability by clicking this link:  
<https://labs.thinkbroadband.com/local/index.php>  
[labs.thinkbroadband.com/local/index.php](https://labs.thinkbroadband.com/local/index.php)

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

**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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