

Elizabeth Court

55, Queens Road, Southport, PR9 9HB



-  Purpose Built Apartment
-  Second Floor Position With Lift Access
-  Two Double Bedrooms
-  Lounge/ Dining Room with Balcony
-  Bathroom and En-suite
-  Garage and Parking

Price: £145,000 Subject to Contract

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





An immaculately presented second floor apartment with lift access, situated in a purpose built development, which occupies a particularly convenient location for access to the many amenities of Lord Street and the town centre.

The double glazed and gas centrally heated accommodation comprises Private Hall, Front Lounge/ Dining Room, Fitted Kitchen, two double Bedrooms, Bathroom, En-suite and Balcony.

Outside, there are established communal gardens and residents parking to the front with a driveway to the side leading to more parking and a single garage at the rear.



The property stands on Queens Road, with local shops and Hesketh Park a matter of yards away, and Southport town centre readily accessible.



Second Floor

Hall

Front Lounge/ Dining Room - 4.95m x 3.3m (16'2" x 10'9") with double doors to **Balcony**.

Kitchen - 3.76m x 2.33m (12'4" x 7'7")

Bedroom 1 - 4.95m x 2.63m (16'2" x 8'7")

En-suite - 1.35m x 1.17m (4'5" x 3'10")

Bedroom 2 - 2.5m x 2m (8'2" x 6'6")

Bathroom - 2.41m x 1.7m (7'10" x 5'6")

Outside: Outside, there are established communal gardens and residents parking to the front with a driveway to the side leading to more parking and a single garage at the rear.

Council Tax: Enquiries made of the Council Tax Valuation List indicate the property has been placed in band (C)

Tenure: Leasehold for the residue term of 999 years from 25th March 1997 subject to a ground rent of £100 per annum.

Service Charge: We are advised the current service charge amounts to £1,664.84 per annum to include the building insurance, lift maintenance, general upkeep of the communal areas 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>

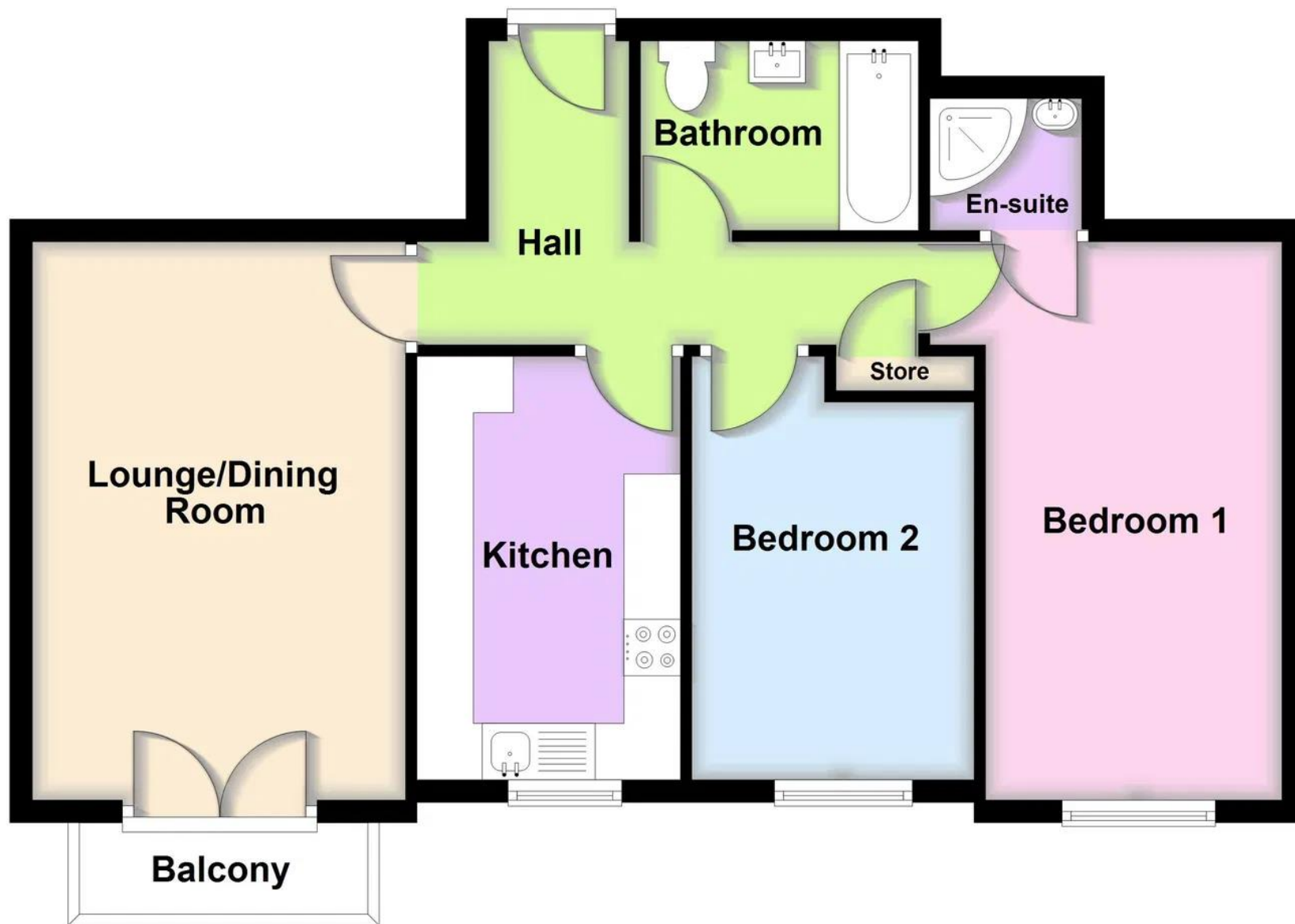
NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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Second Floor

Approx. 62.8 sq. metres (676.3 sq. feet)



Total area: approx. 62.8 sq. metres (676.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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