



-  Purpose Built Flat
-  Ground Floor Position
-  Two Double Bedrooms

-  Garage
-  No Chain
-  Inspection Recommended

**Price:£120,000** Subject to Contract

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





Offered for sale with no onward chain, this two bedroom flat, occupying a ground floor position in a purpose built development is well placed for local shops.

The gas centrally heated and double glazed accommodation would benefit from some general updating and briefly comprises: Hall, Lounge/Dining Room, Kitchen, two double Bedrooms and Bathroom. Resident parking is available to front and rear, with one of the Garages also belonging to the flat. A lawned communal garden is situated beyond the garages.

The development stands on Duke Street between the junctions of Railway Street and Part Street, with easy access to Lord Street and the many amenities of the town centre. The Promenade, Victoria Park and the foreshore are all also readily accessible.



## Ground Floor:

### Communal Entrance

### Hall

**Lounge/Dining Room** - 5.51m x 2.92m plus door recess (18'1" x 9'7")

**Kitchen** - 5m x 1.98m overall (16'5" x 6'6")

**Bedroom 1** - 4.27m x 2.95m (14'0" x 9'8")

**Bedroom 2** - 4.27m x 2.44m (14'0" x 8'0")

**Bathroom** - 2.64m x 1.83m (8'8" x 6'0")

**Outside:** Resident parking is available to front and rear, with one of the Garages also belonging to the flat. A lawned communal garden is situated beyond the garages

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

**Tenure:** Leasehold for a residue term of 999 years from 18th August 1980, with no ground rent payable.

**Service Charge:** The current service charge amounts to £1,380 per annum to include garden maintenance cleaning of communal areas, window cleaning, communal electricity, building insurance, management fees.

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

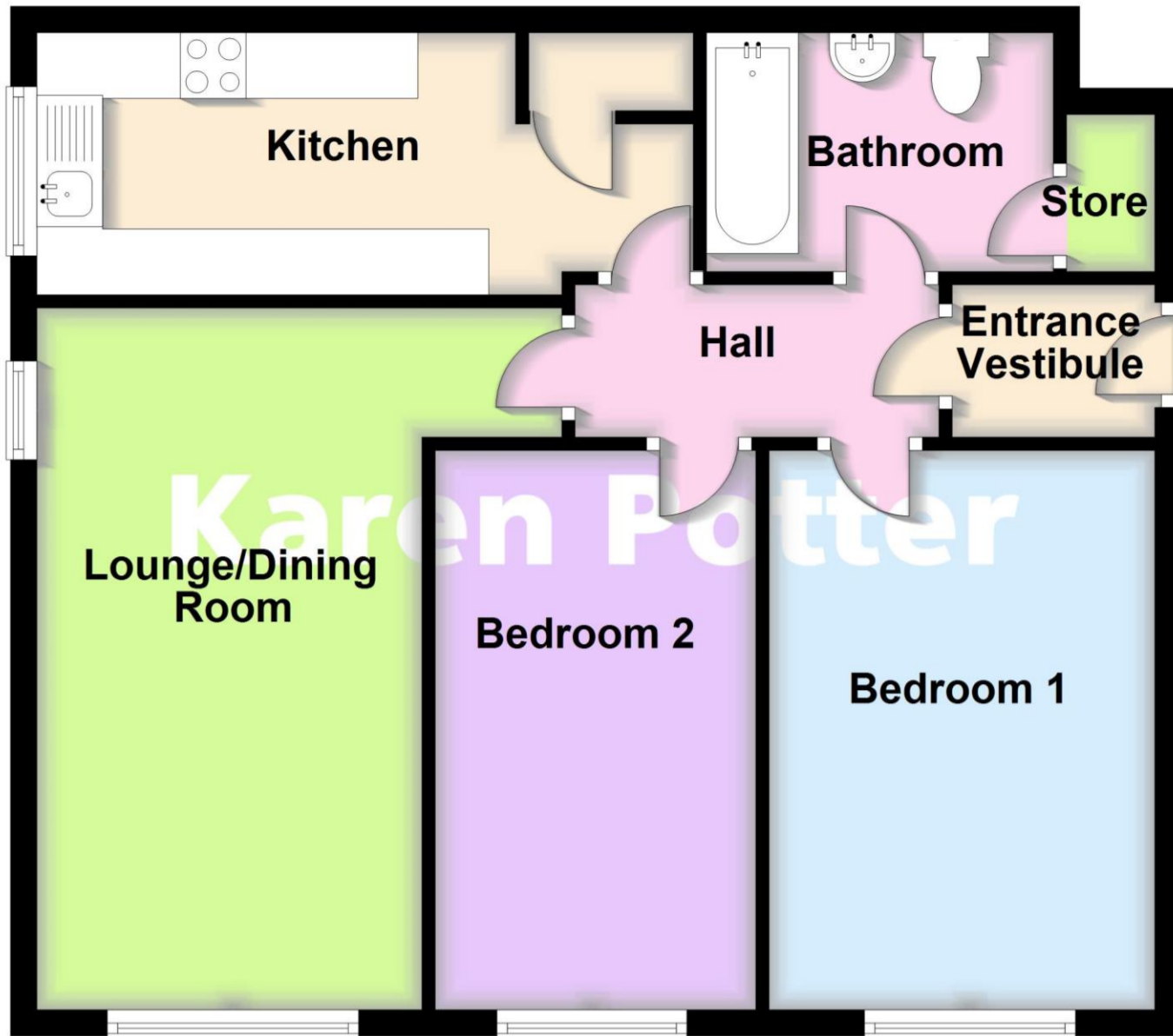
**Broadband:** Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

**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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## Ground Floor

Approx. 63.4 sq. metres (682.8 sq. feet)



Total area: approx. 63.4 sq. metres (682.8 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>	76	78
(55-68) <b>D</b>		
(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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