



-  Purpose Built Apartment
-  Two Double Bedrooms
-  Balcony And Communal Gardens

-  Lift Access
-  Spacious Accommodation
-  No Chain!

Price: £140,000 Subject to Contract

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





AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED of this purpose built, second floor apartment occupying a Hesketh Park position and offered for sale with no onward chain.

In the opinion of the Agents, the double glazed apartment offers well planned and pleasantly proportioned accommodation which briefly comprises Private Hall, Living Room with Balcony which overlooks Rawlinson Road, Fitted Kitchen, two double Bedrooms, and Shower Room. The property offers three storage cupboards within the apartment.

There are communal gardens adjoining the development, the front incorporating a driveway leading to a Garage forming part of a separate block to the rear.

The development stands on Rawlinson Road between Park Road and Morley Road. There are local shops at Manchester Road and Queens Road. Southport town centre is also readily accessible.



Ground Floor:

Communal Entrance

With stairs and lift access.

Second Floor:

Private Hall

Living Room - 6.52m x 3.08m (21'4" x 10'1")

Balcony

Kitchen - 5.56m x 2.53m (18'2" x 8'3")

Bedroom 1 - 5.56m x 2.51m (18'2" x 8'2")

Bedroom 2 - 3.51m x 2.56m (11'6" x 8'4")

Shower Room - 2.88m x 1.7m (9'5" x 5'6")

Outside:

There are communal gardens adjoining the development, the front incorporating a driveway leading to a Garage forming part of a separate block to the rear.

Council Tax:

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

Tenure:

Leasehold for a residue of 999 years (less ten days) from 1st May 1974. Each flat owner holds a share in the Rawlinson Court Ltd Management Company and no ground rent is payable.

Service Charge:

The service charge amounts to £900 per annum as a contribution towards the buildings insurance premium, cleaning, lighting and heating of the communal areas, gardening, window cleaning, lift and general maintenance. We are informed this will increase to £1,000 on 1st April 2025.

Mobile Phone Signal:

Check signal strengths here:
<https://www.signalchecker.co.uk/>

Broadband:

Check the availability here:
<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. 78.1 sq. metres (841.0 sq. feet)



Total area: approx. 78.1 sq. metres (841.0 sq. feet)

EPC AWAITED

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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