



-  Ground Floor Flat
-  Two Bedrooms
-  Open plan Living/Dining/Kitchen

-  Modern Bathroom
-  Private Patio/Terrace
-  Allocated Parking

Price: £99,950 Subject to Contract

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





An early inspection is highly recommended of this very well presented ground floor flat, located in a popular residential area of Southport, well placed for accessing a number of local shops on Queens Road and Manchester Road.

The gas centrally heated and double glazed accommodation has been tastefully decorated by the current owners and briefly comprises: Hall, open plan Lounge/Dining/Kitchen, Bedroom 1, Bedroom 2 and modern Bathroom.

The property also has the benefit of a private patio/terrace, access to the communal gardens and an allocated parking space.

The property is positioned on Leyland Road between the junctions of Manchester Road and Queens Road, well placed for accessing Hesketh Park and Southport town centre.



Ground Floor:

Communal Entrance

Hall

Living/Dining/Kitchen - 4.34m x 3.66m (14'3" x 12'0")

Bedroom 1 - 3.2m x 2.77m (10'6" x 9'1")

Bedroom 2 - 2.72m x 2.51m (8'11" x 8'3")

Bathroom - 4.22m overall x 1.37m overall (13'10" x 4'6")

Outside: The property has the benefit of a private patio/terrace, access to the communal gardens and an allocated parking space.

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

Tenure: Leasehold for a residue term of 999 years from 24th June 1991 with a fixed annual ground rent of £30

Service Charge: There is a service charge of £900 per annum as a contribution towards general upkeep of the development including building insurance; gardening; window cleaning and communal electricity.

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. 46.4 sq. metres (499.7 sq. feet)



Total area: approx. 46.4 sq. metres (499.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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