



Flat 12, Holcombe Court
9-11 Argyle Road, PR9 9LG £180,000
'Subject to Contract'

This larger-than-average ground-floor, purpose-built flat offers three bedrooms and is quietly positioned to the rear of a well-maintained block near Hesketh Park. Boasting close links to the A565 and Southport Town Centre, the property features communal gardens, private garaging, and off-road parking. Inside, the entrance hall provides ample storage along with a separate WC. The spacious living and dining area flows into a sunroom overlooking the communal gardens, while the separate kitchen awaits a personal touch. With Upvc double glazing, gas central heating, and potential for modernisation, this flat is competitively priced and ready for someone to make it their own.

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Southport's Estate Agent

Communal Entrance

Audio entrance access to communal entrance hall leading to main accommodation.

Ground Floor

Private Entrance Hall

With a useful storage cupboard housing the hot water cylinder. Entry phone handset and plate rail.

Lounge - 4.6m x 3.76m (15'1" x 12'4" overall measurements)

Aluminum double-glazed sliding patio doors lead to sunroom overlooking and providing access to communal gardens to the rear. Wall light points. Living room leading open-plan to dining area and separate kitchen.

Sunroom - 1.5m x 3.51m (4'11" x 11'6")

Upvc double-glazed sliding patio door leads to communal gardens at the rear. Upvc double-glazed window to side.

Dining Area - 3.99m x 2.36m (13'1" x 7'9")

Upvc double-glazed window to side. Door leads to...

Kitchen - 2.69m x 3.3m (8'10" x 10'10")

Upvc double-glazed window. Range of built-in base units include cupboards and drawers with wall cupboards and working surfaces. 1 1/2 bowl sink unit with mixer tap and drainer. Appliances include electric oven, four-ring ceramic-style hob, and part wall tiling.

Utility Room

Housing the central heated boiler system and a vintage clothes airer, which is good for drying clothes; plumbing also available for a washing machine.

Bedroom One - 3.76m x 4.62m (12'4" into bay x 15'2" to rear of wardrobes)

Upvc double-glazed window. Fitted wardrobes.

Bedroom 2/Office - 3.33m x 3m (10'11" x 9'10")

Upvc double-glazed window. Currently arranged as home office.

Bedroom 3 - 3.33m x 2.29m (10'11" x 7'6")

Upvc double-glazed window. Fitted wardrobe including fly-over storage cupboards.

Bathroom - 2.69m x 2.34m (8'10" x 7'8")

Opaque Upvc double-glazed window. Five-piece suite comprising of low-level WC, vanity wash hand basin with cupboards below, bidet, and corner panel bath with wall grip. Step-in shower enclosure with plumbed-in shower. Part wall tiling and stripped wooden flooring to the main bathroom area.

WC - 1.04m x 1.65m (3'5" x 5'5")

Low-level WC, vanity wash hand basin, part wall tiling and splashback.

Outside

Holcombe Court stands in well-tended communal gardens. There is residents' and visitor car parking to the front and garage to the rear with up-and-over door.

Maintenance

We understand the current service charge is payable in the region of £260 per quarter. This covers window cleaning, gardening, cleaning, and lighting of the communal areas, with a contribution to a sinking fund. (Subject to Formal Verification)

Tenure

We have reviewed the Land Registry title and understand the tenure to be Leasehold for the remainder of 999 years from 29th September 1981, with an annual ground rent payable of £20 for the flat and £40 for the garage. (Subject to formal verification). This information is provided in good faith and should be verified by the purchaser's solicitor.



Ground Floor

Approx. 97.9 sq. metres (1054.2 sq. feet)



Total area: approx. 97.9 sq. metres (1054.2 sq. feet)



Chris Tinsley Estate Agents confirm that 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 or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.