



**Flat 1, 46 Part Street
Sdouthport, PR8 1HY £195,000
'Subject to Contract'**

Securely tucked away behind remote-controlled electric gates, this beautifully appointed lower ground floor apartment offers an exceptional blend of privacy, security and convenience, all within walking distance of Southport town centre. Forming part of an elegant Victorian semi-detached residence, converted into just a small collection of exclusive apartments, the property enjoys a wonderfully secluded setting. Accessed via a secure gated entrance leading to a private communal courtyard, the apartment provides peace of mind with controlled entry, together with the added benefit of an allocated parking space positioned safely behind the gates. Internally, the accommodation has been thoughtfully modernised and significantly enhanced to create stylish, well-planned living spaces throughout. A generous lounge provides an inviting focal point, whilst the impressive breakfast kitchen is perfectly designed for both everyday living and entertaining. There are two spacious double bedrooms, a contemporary family bathroom and the added versatility of a separate dressing room or useful storage area accessed from the inner hallway. The secure, low-maintenance setting makes this an ideal lock-up-and-leave home, perfectly suited to professionals, downsizers or those seeking a property with enhanced security and private off-road parking. Despite its peaceful position, the apartment is just moments from the heart of Southport, with its vibrant selection of cafés, restaurants, bars and independent shops, together with the picturesque Marine Lake and promenade. Southport Railway Station is also within easy reach, offering direct services to both Liverpool Central and Manchester Piccadilly, making this an ideal location for commuters and lifestyle buyers alike. An early internal inspection is strongly recommended to fully appreciate the quality, privacy and secure lifestyle this exceptional apartment has to offer.

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Southport's Estate Agent

Dining Kitchen - 5.28m x 4.06m (17'4" x 13'4" into recess)

Upvc double glazed French double door providing secure access from the rear of the development and leading to a most impressive modernised breakfast kitchen including a number of built in base units including cupboards and drawers, wall cupboards with under unit lighting and working surfaces incorporating breakfast bar and single bowl sink unit and mixer tap and drainer. Appliances include electric oven, four ring ceramic hob and funnel style extractor hood above. There is also washing machine and dishwasher. Space/ recess is available for free standing fridge freezer. Recessed spotlighting, part wall tiling and door leads to...



Inner Hall

Giving access to main reception area including walk in dressing room/ store measuring 11'1" x 5'10" to front of wardrobes including fitted wall cupboards with hanging space and shelving, recessed spotlighting. Separate inner hall access leads to both bedrooms.



Living Room - 6.53m x 4.01m (21'5" into bay x 13'2" into recess)

Upvc double glazed windows to side recess, recessed spotlighting.



Family Bathroom/ WC - 4.62m x 1.73m (15'2" reducing to 5'10" x 5'8" overall measurements)

Modern style impressive four-piece white suite comprising panelled bath with central mixer tap, low level WC, entry level shower enclosure with plumbed in overhead rainfall style shower and handheld shower attachment, vanity wash hand basin with mixer tap. Illuminated vanity wall mirror and two ladder style chrome heated towel rails. Tiled walls and flooring, recessed spotlighting and extractor.



Bedroom 1 - 5.26m x 2.84m (17'3" into door recess x 9'4" overall measurements)

Upvc double glazed window overlooks rear of property, fitted wardrobes with vanity mirrored frontage and built in airing cupboard housing combination style 'Ideal' central heating boiler system. Recessed spotlighting.



Bedroom 2 - 3.94m x 3m (12'11" x 9'10" into recess)

Upvc double glazed windows to rear of property, recessed spotlighting.

Outside

Property is accessed via right of way to side of the development and includes remote controlled secure gated access to communal courtyard area leading to main accommodation with parking and access via dining kitchen to the main property.

Service Charge

We understand that 'Sophie Bruce Property Management' supervises the day to day running of the development and the current service charge is payable in the region of £600.00 per annum with a ground rent payable separately of £25 per annum. (Subject to formal verification.)

Council Tax

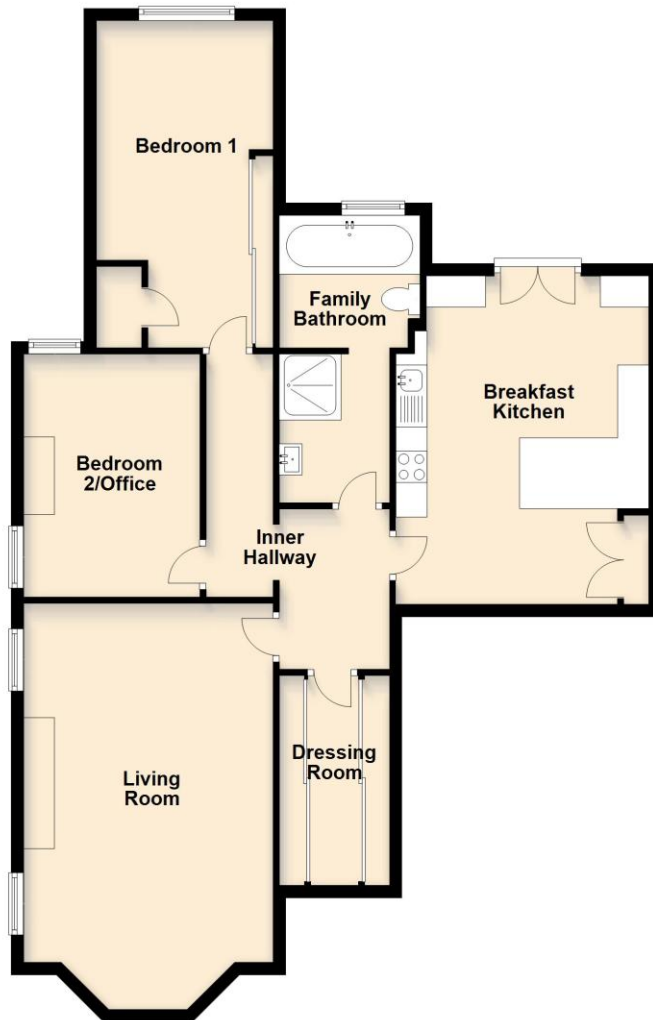
We understand from information provided by the local authority that the property is in Council Tax Band B. This information is provided for guidance only and should be verified by the purchaser.

Tenure

We have reviewed the Land Registry title and understand the tenure to be Leasehold. This information is provided in good faith and should be verified by the purchaser's solicitor.



Lower Ground Floor



Floor plans are for illustration only and not to scale
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(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	



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.