



**Flat 12, Cambrian Court, 15-17 Park Road
Hesketh Park, PR9 9JP, £130,000
'Subject to Contract'**

Ideally positioned close to the beautiful Hesketh Park, this well-presented two-bedroom second-floor apartment offers comfortable, spacious living together with the valuable benefit of a private garage. Tastefully decorated throughout and situated within a popular residential setting, the property represents an excellent opportunity for those seeking a stylish and practical home in a highly convenient Southport location. Early viewing is strongly recommended.

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Southport's Estate Agent

Chris Tinsley Estate Agents is a trading name of ECT Consultancy Services Limited, Company number 05388167, registered in England and Wales

Communal Entrance

Entryphone system. Stairs to the second floor.

Second Floor

Private Entrance Hall

Wood grain laminate flooring, entry phone handset. Useful deep store cupboard.

Lounge/Dining Room - 3.89m x 4.42m (12'9" x 14'6")

Wood grain laminate flooring, Upvc double glazed window.

Breakfast Kitchen - 3.38m x 2.64m (11'1" x 8'8")

UPVC double glazed window with a stainless-steel single drainer sink unit below. A range of base units with cupboards and drawers, wall cupboards, woodgrain working surfaces. Four ring, ceramic hob, with cooker hood above and electric oven below, plumbing for washing machine. Cupboard housing the 'Main' gas central heating boiler.

Bedroom 1 - 3.96m x 3.17m (13'0" x 10'5")

Wood grain laminate flooring. UPVC double glazed window.

Bedroom 2 - 3.96m x 2.24m (13'0" x 7'4")

UPVC double glazed window.

Bathroom - 1.93m x 1.91m (6'4" x 6'3")

Tiled walls and white suite including; pedestal wash hand basin, low level wc, panelled bath with thermostatic shower over and shower screen. Chrome towel rail/radiator. Cupboard. UPVC double glazed window.

Outside

Communal gardens and parking. Garage at the rear.

Service Charge

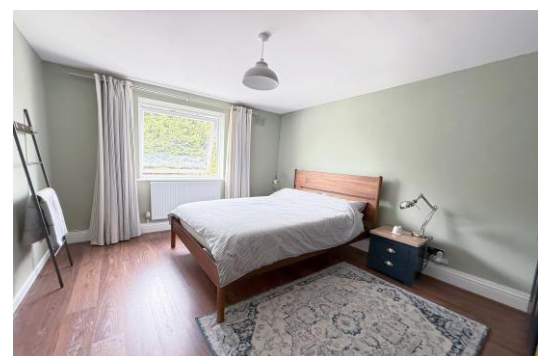
We are advised that Anthony James of Hoghton Street, Southport are the managing agents, and the service charge is currently £94.50 per month.

Tenure

Leasehold for 999 years from 25 March 1973 with a £20 annual ground rent.

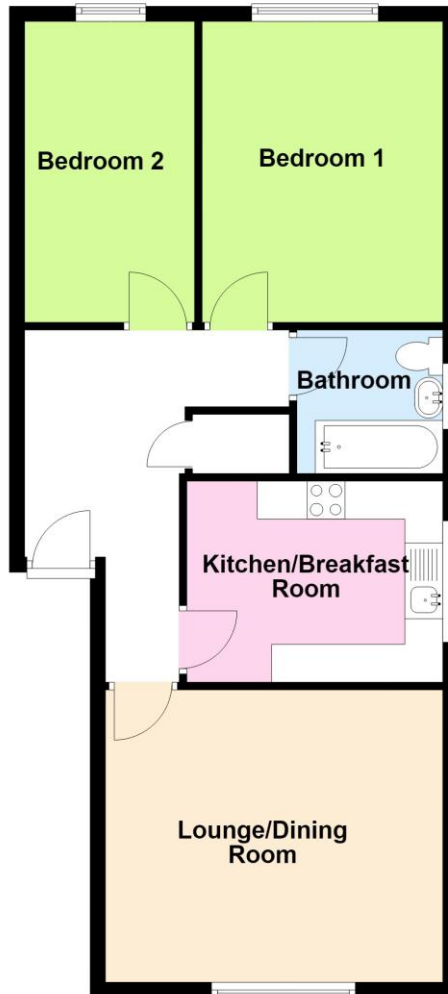
Council Tax

Sefton, Band B.



Second Floor

Approx. 63.9 sq. metres (687.4 sq. feet)



Total area: approx. 63.9 sq. metres (687.4 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.