



**Apartment 8, 'Westdene', 39 Park Crescent
Hesketh Park, PR9 9LJ, £160,000
'Subject to Contract'**

Perfectly positioned within the rarely available 'Westdene' development, this immaculate two bedroom ground floor apartment forms part of the stunning Grade II listed building directly opposite the picturesque Hesketh Park. The apartment blends character, security and convenience, offering a welcoming living and dining room with open views towards the park. a modern fitted kitchen with a range of base and wall units and integrated appliances, two bedrooms with fitted wardrobes, including a principal bedroom with contemporary en suite shower room, plus a stylish three piece family bathroom. Externally, the property benefits from an allocated parking space to the front as well as a beautifully maintained communal garden to the rear, creating a peaceful retreat for residents. Just a short walk away, Hesketh Park and Southport Town Center provide an excellent selection of cafes, bars, restaurants, and independent shops. With excellent transport links nearby, including regular bus routes and Southport Rail Station, offering direct connections to Liverpool, Manchester, and beyond. This home is ideally placed for convenience and comfortable living. Overall, an outstanding opportunity to enjoy a unique blend of period charm and modern style. Early viewing is highly recommended.

Communal Entrance Vestibule

With audio entry system and glazed inner door with stained and leaded light feature side window leading to...

Communal Entrance Hall

A period entrance hall with high ceilings, ornate corbels and coving. Electric storage heating and doors to main accommodation.

Ground Floor

Private Entrance hall

With entry phone handset, tall ceilings with recessed spotlighting, Upvc double glazed window and separate double glazed sash window to side. Useful built-in cupboard houses electrical consumer units and further doors lead to main accommodation.

Lounge/Diner - 4.06m x 4.65m (13'4" overall measurements into bay, excluding entry door recess x 15'3")

Glazed sash window to front overlooking Hesketh Park, wall light points and tall cupboard.

Kitchen - 1.8m x 3.23m (5'11" x 10'7" overall measurements excluding recess)

Upvc double glazed box bay window. Kitchen modern in style with a range of built-in base units including cupboards and drawers, wall cupboards with one housing the Intergas central heating boiler system, overhead lighting and extractor. Appliances comprise electric oven, four-ring ceramic-style hob, fridge-freezer and dishwasher. One-and-a-half bowl sink unit with mixer tap and drainer.

Bedroom 1 - 2.84m x 3.66m (9'4" x 12'0")

Glazed sash window. Double bedroom with fitted wardrobes, fly-over storage cupboards with bedside cabinets, wall light points and door leading to...

En Suite Shower Room/WC - 0.97m x 2.44m (3'2" x 8'0" overall measurements into recess)

Three-piece modern white suite comprising low-level WC, pedestal wash hand basin with mixer tap and step-in shower enclosure with folding shower screen. Plumbed-in shower with wall grip, part-wall tiling, tiled flooring and recessed spotlighting.

Dressing Room/Bedroom 2 - 3.35m x 1.65m (11'0" to rear of wardrobes x 5'5")

Glazed sash window. Fitted wardrobes with overhead storage cupboards, hanging space and shelving, knee-hole dressing table and drawers.

Bathroom/WC - 1.68m x 2.77m (5'6" x 9'1" into recess)

Three-piece modern white suite comprising low-level WC, pedestal wash hand basin and panelled bath with mixer tap. Ladder-style wall radiator, tiled walls and flooring, recessed spotlighting and extractor.

Maintenance

We understand that the service charge is payable in the region of **£200 per calander month**, with a separate ground rent payable of **£200 per annum**, subject to formal verification.

Outside

The property benefits from allocated parking, a valuable asset in this popular location. Residents also enjoy a beautifully maintained communal garden, providing peaceful outdoor space in which to relax. The property occupies a prime position directly opposite Hesketh Park.

Council Tax

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

Tenure

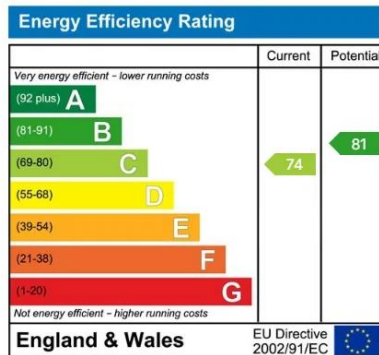
We have reviewed the Land Registry title and understand the tenure to be Leasehold, with a residue term of 125 years commencing on 1st January 2004. This information is provided in good faith and should be independently verified by the purchaser's solicitor.



Ground Floor Approx. 65.5 sq. metres (704.6 sq. feet)



Total area: approx. 65.5 sq. metres (704.6 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.