



30 Brentwood Court
Hesketh Park, PR9 9JW, £115,000
'Subject to Contract'

A modernised and well-presented one-bedroom first-floor flat offering well-planned accommodation, including a spacious open-plan lounge and dining area overlooking attractive communal gardens, a contemporary fitted kitchen and modern bathroom/WC. The entrance hall benefits from useful built-in storage. The purpose-built development offers residents' and visitors' off-road parking on a first-come, first-served basis. Ideally located close to Hesketh Park, Queens Road shops, Churchtown Village, Lord Street and Southport Town Centre, with convenient access to local bus services.

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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

With entry door access and staircase leading to first floor.

First Floor

Private Entrance Hall

Private entrance door to entrance hall with woodgrain laminate style flooring and door to useful built in storeroom measuring 3'11" x 5'10" and housing the Thermo thermal store/hot water cylinder, plumbing for washing machine, working surfaces and wall shelving. Entry phone handset to one wall.

Lounge/ Diner - 3.78m x 4.14m (12'5" x 13'7")

Upvc double glazed window overlooks front of development, 'Creda' electric slim line wall heater and door leads to...

Kitchen - 2.69m x 1.78m (8'10" x 5'10")

Upvc double glazed window to front and overlooking communal gardens. A most attractive fitted kitchen arranged in white gloss style base units including cupboards and drawers, wall cupboards and working surfaces, single bowl sink unit with mixer tap and drainer. Appliances include electric with four ring ceramic hob and funnel style extractor hood above. Integral fridge. Partial wall tiling and attractive tiled flooring.

Bedroom 1 - 3.35m x 3.66m (11'0" x 12'0")

Upvc double glazed window to side, 'Creda' slim line electric wall heater and built in cupboard with useful hanging space and shelving.

Bathroom/ Wc - 1.75m x 2.24m (5'9" x 7'4")

Opaque Upvc double glazed window with three-piece modern white suite comprising of low-level Wc, pedestal wash hand basin with mixer tap and panelled bath with mixer tap and shower attachment. Part wall tiling and tiled flooring.

Outside

Established communal gardens to front, side and rear. We understand the garages are available on a rental basis only. Residents and visitor carparking is available.

Management

We understand that 'Anthony James Property Management Services' of Houghton Street in Southport supervises the day to day running of the development and the current service charge is payable in the region of £100 per calendar month. Service charge is to include building insurance, window cleaning and communal area cleaning.

Tenure

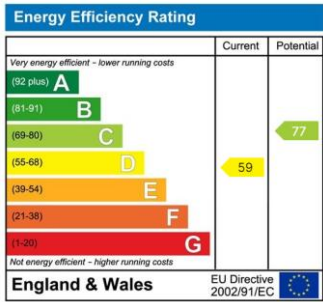
We understand that the freehold of the development is owned by Brentwood Court Management, with each property owner receiving a share certificate. We further understand that the property known as 30 Brentwood Court benefits from an extended lease with approximately 990 years remaining as of May 2022, subject to formal verification.



First Floor



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



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