Chris Tinsley



Flat 2 Belgrave House, 78 Park Road, Hesketh Park, Southport, PR9 9NZ

£165,000

Subject to Contract

An attractively appointed, two-bedroom ground floor apartment forming part of Belgrave House, situated in the popular residential location of Hesketh Park. The accommodation briefly comprises a communal entrance with entry phone system, private entrance hall, lounge with double doors opening directly onto the communal rear garden, fitted dining kitchen, two bedrooms, separate utility room and a modern shower room. The development stands in established communal gardens to the front and rear, with an allocated car parking space to the front. The current owners enjoy the use of a paved patio area to the rear, accessed directly from the lounge. There is also a communal basement with private storage. The property is conveniently situated for Hesketh Park, the amenities of Southport town centre and nearby public transport links.

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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
Entry phone system.

Private Entrance Hall
Lounge - 2.87m x 4.6m (9'5" x 15'1")
Two Upvc double-glazed windows and double outer doors leading to the rear garden. Video entry handset. Steps up to…

Dining Kitchen - 4.01m x 2.49m (13'2" x 8'2")
Single-drainer stainless steel sink unit and mixer tap. A range of base units incorporating cupboards and drawers, wall cupboards and working surfaces. Hotpoint four-ring ceramic hob with cooker hood above and electric oven below. Integrated dishwasher and cupboard housing the 'Worcester' gas central heating boiler. Recessed spotlighting. Dining area and Upvc double-glazed side window.

Bedroom 1 - 4.37m x 4.85m (14'4" x 15'11")
Upvc double-glazed bay window and recessed spotlighting.

Utility Room - 1.68m x 1.37m (5'6" x 4'6")
Plumbing for washing machine, space for tumble dryer and sink unit. Working surfaces and shelving.

Bedroom 2 - 2.77m x 3.66m (9'1" x 12'0")
Two Upvc double-glazed windows.

Shower Room - 1.63m x 2.36m (5'4" excluding deep door recess x 7'9")
Double step-in shower enclosure with thermostatic handheld and rainfall shower heads. Vanity wash hand basin with cupboards below and low-level WC. Recessed spotlighting, extractor and Upvc double-glazed window.

Outside
The development stands in established communal gardens to the front and rear. There is an allocated off-road car parking space to the front. The current owners of the ground floor apartment enjoy the use of part of the communal rear garden as a paved patio area, accessed directly from the lounge. There is also a communal basement with private storage.

Service Charge
We are advised that the managing agents are Curlett Jones of Lord Street, Southport, and the current service charge is in the region of £120 per calendar month.

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 for the remainder of 999 years from 1 January 2004. This information is provided in good faith and should be verified by the purchaser's solicitor.







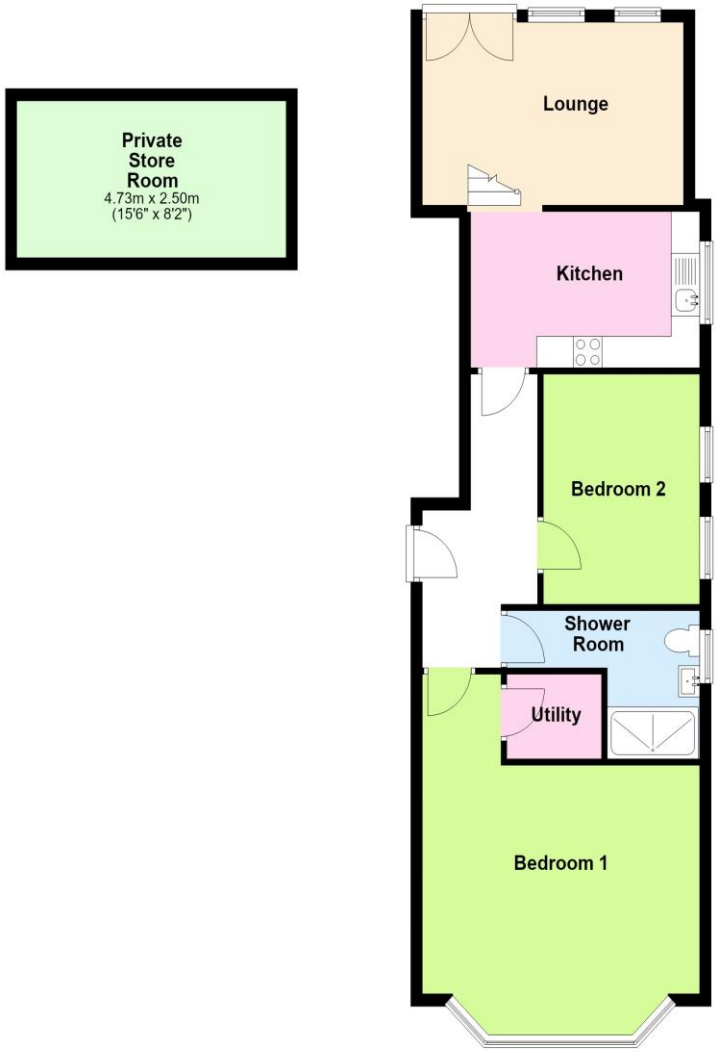




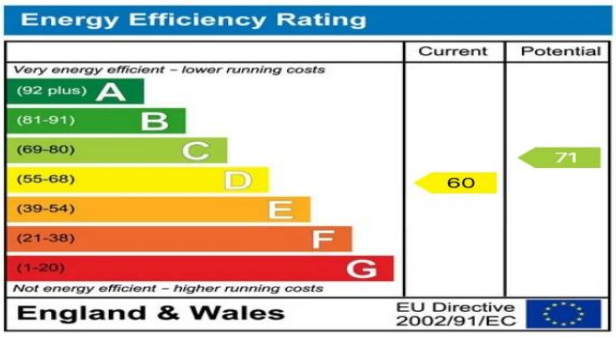


Ground Floor

Approx. 83.2 sq. metres (896.0 sq. feet)



Total area: approx. 83.2 sq. metres (896.0 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.