

Flat 3, 4 Park Road West, Southport, PR9 0JS
£200,000 Subject to Contract

An impressive and exceptionally spacious second-floor apartment forming part of an attractive period property, situated along Park Road West and enjoying delightful views over the Municipal Golf Links. The beautifully appointed accommodation retains a wealth of character and period detailing, complemented by modern fixtures and fittings. A particularly generous private entrance hall leads to an elegant lounge with plantation shutters and an attractive living flame gas fire, together with a substantial dining kitchen incorporating an extensive range of fitted units and integrated appliances. There are two generous double bedrooms, both benefiting from fitted wardrobes and attractive period fireplaces, together with a beautifully appointed four-piece bathroom featuring a freestanding claw-footed bath and separate shower enclosure. Of particular note is the private garden to the rear, together with an attractive elevated seating area and a substantial private basement storeroom. The property is conveniently situated for Hesketh Park, Southport town centre and its numerous amenities

12A Anchor Street, Southport, Merseyside PR9 0UT
01704 512121 F 01704 512122
sales@christinsley.co.uk www.christinsley.co.uk

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. Stairs to the…

Second Floor

Private Entrance Hall - 6.93m x 2.13m (22'9" x 7'0")
Outer door with feature stained glass and leaded insert and matching side windows.

Lounge - 4.6m x 4.62m (15'1" x 15'2")
Upvc double-glazed windows with plantation shutters, enjoying a delightful aspect over the Municipal Golf Links. Living flame gas fire with attractive Marble surround and hearth.

Dining Kitchen - 4.65m x 5.05m (15'3" x 16'7")
Inset single drainer stainless steel sink unit with mixer tap. An extensive range of base units incorporating cupboards and drawers, wall cupboards and woodgrain working surfaces. 'Zanussi' four-burner gas hob with cooker hood above and 'Zanussi' electric oven below. Pull-out pantry cupboards and corner carousel unit. A further range of cupboards to one wall incorporates concealed plumbing for a washing machine, laundry space and a Worcester gas-fired central heating boiler. Door to fire escape and sitting area.

Bedroom 1 - 4.42m x 4.44m (14'6" x 14'7")
Upvc double-glazed window with plantation shutters, enjoying a delightful aspect over the Municipal Golf Links. Built-in wardrobes and drawer units, attractive period cast iron fireplace surround and two feature tall wall radiators.

Bedroom 2 - 4.9m x 4.14m (16'1" x 13'7" to chpimney breast)
Period fireplace. A range of built-in wardrobes with illuminated hanging and shelving space. Upvc double-glazed window.

Bathroom - 3.15m x 1.98m (10'4" x 6'6")
Four-piece suite comprising, freestanding claw-footed bath with mixer tap, vanity bowl wash hand basin with drawers below, low-level WC and separate shower enclosure with 'Mira' electric shower. Wall light points and Upvc double-glazed windows.

Outside
The external fire escape incorporates a fabulous elevated seating area, providing an attractive space to sit and relax. There is also a private garden to the rear of the property, together with access to the communal basement, which leads to a substantial private storeroom measuring 17’3” x 14’10”.

Service Charge
The management of the building is supervised by Lynn Thompson Estate Agents of Hoghton Street, Southport. We are advised that the monthly service charge is currently £100, equivalent to £1,200 per annum.

Council Tax
We understand from information provided by the local authority that the property is in Council Tax Band A. 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 July 1987. Subject to an annual ground rent of £10.00. The freehold is also owned by the individual flat owners.








Second Floor

Approx. 111.2 sq. metres (1196.6 sq. feet)



Total area: approx. 111.2 sq. metres (1196.6 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.