



The Mansion House, Queens Road,
Hesketh Park, Southport PR9 9JF

- 🏠 Impressive Penthouse Apartment
- 🏠 Three Bedrooms
- 🏠 En Suite Bathroom
- 🏠 Front & Rear Balconies
- 🏠 Kitchen & Utility Room
- 🏠 Double Garage

AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED of this outstanding penthouse apartment which occupies an excellent location conveniently placed for access to the many amenities of the town centre, the Promenade and Hesketh Park.

The apartment offers generously proportioned accommodation occupying the entire second floor of an imposing modern development of only five apartments standing in gated grounds with the benefit of a double garage. There is a lift to the second floor and the accommodation briefly comprises Private Hall, Fitted Cloakroom/wc, Rear Living Room with 28' Balcony, Fitted Dining Kitchen (with integrated fridge, freezer, dishwasher, wine cooker, double oven, hob and cooker hood), Utility Room, Principal Fitted Bedroom with En Suite Bathroom and 17' Balcony, two further Bedrooms (the second fitted) and main Bathroom with four piece suite. Gas central heating and upvc double glazing are installed. Outside there are established gardens to the front and rear of the development with an electrically operated gate providing access to the driveway which, in turn, leads to the double garage at the rear which forms part of a separate block.

Price: £349,950 Subject to Contract

Viewing: Strictly by arrangement with the Agents (01704) 500 008



GROUND FLOOR:

COMMUNAL ENTRANCE: Secure intercom controlled glazed entrance doors to side giving access to stairwell and lift to all floors.

SECOND FLOOR:

HALLWAY Radiator, fitted carpet, intercom entry phone.

FITTED CLOAKROOM/WC Fitted with two piece modern white suite comprising wash hand basin and wc with hidden cistern, extractor fan, double radiator.

REAR LIVING ROOM 28' 3" x 18' 8" (8.61m x 5.69m) Opaque double glazed window to side, electric fire set in marble style surround, two double radiators, fitted carpet, two pairs of double glazed sliding patio doors to:-

REAR BALCONY 28' 3" x 7' 2" (8.61m x 2.18m)

FITTED BREAKFAST KITCHEN 13' 8" x 13' 7" (4.17m x 4.14m) Fitted with a matching range of modern high gloss, cream base and eye level cupboards with drawers and worktop space, matching island unit with cupboard drawers storage under, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, integrated fridge, freezer, dishwasher, double oven, hob, cooker hood and wine cooler, double glazed window to rear, skylight, double radiator.

UTILITY ROOM 13' 7" x 7' 6" (4.14m x 2.29m) Fitted base units with worktop space, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for tumble dryer, opaque double glazed window to side, radiator with access to loft space with pull down ladder.

PRINCIPAL BEDROOM SUITE:-

FRONT BEDROOM 1 17' 3" x 14' 1" (5.26m x 4.29m) Double glazed window to front, fitted bedroom suite comprising wardrobes with hanging rails and drawers, matching bedside cabinets, fitted drawers, double radiator, fitted carpet, double glazed double doors to:-

FRONT BALCONY 17' 1" x 6' 11" (5.21m x 2.11m) overall

EN SUITE BATHROOM Fitted with five piece modern white suite comprising deep panelled bath, pedestal wash hand basin, double shower enclosure with fitted shower above and matching shower base, bidet and close coupled wc, full height ceramic tiling to all walls, heated towel rail, extractor fan.

FRONT BEDROOM 2 17' 2" x 15' 8" (5.23m x 4.78m) Double glazed window to front, fitted bedroom suite with a range of wardrobes, double radiator, fitted carpet, double glazed double doors to balcony

BEDROOM 3 12' 9" x 11' 10" (3.89m x 3.61m) Double glazed window to rear, opaque double glazed window to side, radiator, fitted carpet.



BATHROOM Fitted with four piece modern white suite comprising deep panelled bath with separate shower over and folding glass screen, pedestal wash hand basin, bidet and close coupled wc, full height ceramic tiling to all walls, extractor fan, opaque double glazed window to side, radiator.



OUTSIDE: The development stands in established garden areas to the front and rear, the front incorporating a driveway with access by way of electric gates and leading through to the rear where there is a double garage with twin up and over doors.



SERVICE CHARGE: We have been verbally advised that the service charges are £1,690 per annum as a contribution towards building insurance premium, communal cleaning, lift maintenance, gardening etc.

Council Tax Banding: Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band F.

Tenure: Leasehold for the residue of a term of 999 years from 1st January 2006 subject to an annual ground rent of £150.

Please Note: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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Penthouse

Approx. 170.2 sq. metres (1831.9 sq. feet)



Total area: approx. 170.2 sq. metres (1831.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		78	78
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		76	77
England, Scotland & Wales		EU Directive 2002/91/EC	

Karen Potter Estate Agents confirm 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 as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. If you are travelling any distance to view a property you are advised to check its availability before setting out. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY. Details prepared 13/09/2016