



Flat, The Printworks, East Street,
Southport PR9 0RD

-  **First Floor Flat**
-  **25% Shared Ownership**
-  **Two Bedrooms**

-  **Modern Fitted Kitchen**
-  **Three Piece Bathroom**
-  **Upvc Double Glazed**

NO CHAIN - Offered for sale on a 25% shared ownership basis with Adactus Housing, this purpose built first floor flat is set back from the road in a quiet, secluded position, well placed for accessing the shops and amenities of Southport town centre.

The double glazed and centrally heated accommodation briefly comprises: Communal Hall with stairs to the first floor, Private Hall, Living Room, Fitted Kitchen, two Bedrooms and Bathroom. Externally, the development is set in well maintained communal gardens with a car park to the front.

East Street is located off Zetland Street, with the many shops and amenities of Southport town centre within easy reach.

25% Share Price: £29,950 Subject to Contract

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



GROUND FLOOR:

COMMUNAL ENTRANCE HALL Secure intercom controlled entrance door giving access to hall with staircase up the first floor and the subject flat.

FIRST FLOOR:

HALLWAY Wooden laminate flooring, intercom entry phone, access to loft space.

LIVING ROOM 19' 9" x 10' 6" (6.02m x 3.2m) Upvc obscure double glazed window to rear, wooden laminate flooring, UPVC double glazed double doors to Juliet balcony.

KITCHEN 9' 11" x 7' 8" (3.02m x 2.34m) Fitted with a matching range of base and eye level cupboards with round edged worktops, stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, built-in electric oven, built-in four ring gas hob with extractor hood over, upvc double glazed window to front, wall mounted gas combination boiler, built-in storage cupboard with shelving and fuse box.

BEDROOM 1 12' 8" x 9' 6" (3.86m x 2.9m) Upvc double glazed window to rear.

BEDROOM 2 12' 10" x 7' 10" (3.91m x 2.39m) Upvc double glazed window to front.

BATHROOM Fitted with three piece modern white comprising deep panelled bath with separate shower over and folding glass screen, pedestal wash hand basin and close coupled wc, heated towel rail, extractor fan, wall mounted mirror, shaver point and light.

OUTSIDE: There are communal lawned areas and car park to the front.

SHARED OWNERSHIP: Shared Ownership allows you to buy a share in a new home, depending on eligibility and what you can afford. A housing association owns the remaining share, and you will pay a reduced rent on this share.

This means that you need to get a smaller mortgage to buy the property, and will also need a smaller deposit. You can buy more shares as and when you can afford them - this is called 'stair-casing'. As you buy more shares, you will pay less rent. You can eventually own 100% of the property if you want to, at which point you will pay no rent at all.

Shared ownership does not mean that you buy with someone you don't know. It also does not mean that you have to share the property with other people. You can buy on your own and live in the property on your own.

RENT: Rent £216.94 per calendar month as of October 2017.

SERVICE CHARGE: Service charge £67.70 per calendar month as of October 2017 to include general maintenance, building insurance premium, cleaning and lighting of the communal areas, communal window cleaning and gardening.

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

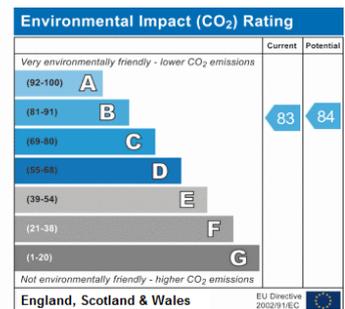
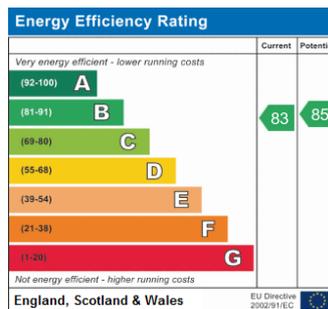
Tenure: Yet to be formally verified.

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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First Floor

Approx. 56.5 sq. metres (607.7 sq. feet)



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 06/11/2017