



☆ NO CHAIN ☆

Holcombe Court,
Argyle Road, Southport PR9 9LG

- | | |
|--|---|
|  Ground Floor Apartment |  Patio To Front |
|  Three Bedrooms |  Garage |
|  Living Room & Dining Room |  Communal Gardens |

NO CHAIN - A purpose built apartment located to the ground floor of an attractive development close to Hesketh Park.

The apartment offers well planned and attractively proportioned accommodation comprising Hall with Cloakroom, Front Living Room with paved Patio off, Dining Room, Fitted Kitchen (with oven, hob, cooker hood, fridge, freezer etc), Utility Room, three Bedrooms, Bathroom and separate WC. Upvc double glazing and gas central heating is installed. Outside there are communal gardens and a Garage is located at the rear of the development.

Argyle Road is located off Albert Road, adjacent to Hesketh Park, and within convenient distance of the many amenities of Southport Town Centre. Churchtown Shopping Village is also readily accessible.

Price: £189,950 Subject to Contract

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



GROUND FLOOR:

COMMUNAL ENTRANCE HALL Intercom controlled entrance door to side giving access to Communal Hall and the subject apartment on the ground floor.

PRIVATE HALL Entry phone, coving to ceiling.

CLOAKROOM Hot water cylinder, slatted shelving, hanging space and fuse box.

WC Fitted with two piece suite comprising, pedestal wash hand basin, close coupled wc and extractor fan, wall mounted medicine cabinet.

LIVING ROOM 15' 10" x 11' 9" (4.83m x 3.58m) Upvc double glazed window to side, UPVC double glazed sliding doors leading to patio, open plan to Dining Room. **PATIO** Paved patio area to front

DINING ROOM 13' 7" x 7' 9" (4.14m x 2.36m) Upvc double glazed window to rear, coving to ceiling, door to Kitchen.

KITCHEN 11' x 8' 6" (3.35m x 2.59m) Fitted with a matching range of base and eye level units with round edged worktops, matching breakfast bar, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, integrated fridge, freezer and dishwasher, built-in electric oven, built-in four ring ceramic hob with extractor hood over, upvc double glazed window to rear.

UTILITY 9' 6" x 3' 2" (2.9m x 0.97m) Plumbing for washing machine, fitted shelving, wall mounted gas boiler.

BEDROOM 1 15' 4" x 12' 6" (4.67m x 3.81m) Upvc double glazed window to side, coving to ceiling.

BEDROOM 2 10' 10" x 9' 10" (3.3m x 3m) Upvc double glazed window to front, fitted bedroom suite with a range of wardrobes, overhead storage cupboards, bedside cabinets and corner display units.

BEDROOM 3 10' 10" x 7' 8" (3.3m x 2.34m) Upvc double glazed window to front.

BATHROOM 9' 6" x 7' 8" (2.9m x 2.34m) Fitted with four piece coloured suite comprising deep panelled bath, vanity wash hand basin with base cupboard storage under, mirror, shaver point and light, shower cubicle with fitted shower above and low-level wc, heated towel rail, upvc double glazed window to rear.

OUTSIDE: The development stands in well maintained communal gardens with lawn, established shrub borders and residents parking. A garage is located in the far block at the rear of the development.

TENURE: The vendor has verbally advised that the tenure is Leasehold with a ground rent of £60 per annum for the apartment and £40 per annum for garage. This information is yet to be formally verified.

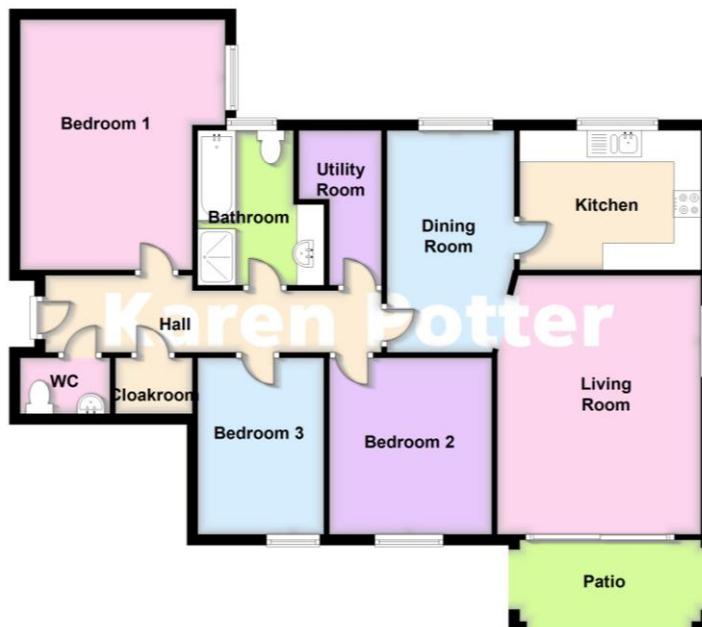
SERVICE CHARGE The vendor has informed us the current service charge (as of June 2018) amounts to £253 per quarter with separate buildings insurance of £274.94 per annum.

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

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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Ground Floor
Approx. 100.1 sq. metres (1077.8 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			
		69	75
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			
		68	74
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 27/06/2018