



★ NO CHAIN ★

Apartment, Holcombe Court, Argyle Road,
Southport PR9 9LG

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|---|--|
|  Second / Top Floor Apartment |  Balcony |
|  Two Bedrooms |  Garage |
|  Spacious Living Room |  Lift |

NO CHAIN - A purpose built apartment located to the second (top) floor of an attractive development close to Hesketh Park.

The apartment offers well planned and attractively proportioned accommodation comprising Hall with Cloakroom, Rear Living Room with Balcony offering views over to the coast, Dining Room, Fitted Kitchen, Utility, two Bedrooms, Bathroom and Separate WC. Part 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: £175,000 Subject to Contract

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



GROUND FLOOR:

COMMUNAL ENTRANCE Intercom controlled entrance door to side giving access to Communal Hall with staircase and lift giving access to the subject apartment on the second floor.

SECOND FLOOR:

HALL Entry phone, coving to ceiling

AIRING CUPBOARD Walk-in airing cupboard housing hot water cylinder, slatted shelving

WC Fitted with two piece coloured suite comprising, wall mounted wash hand basin, close coupled wc and extractor fan, wall mounted mirror, full height tiling to all walls

LIVING ROOM 22' 6" x 13' 2" (6.86m x 4.01m) Upvc double glazed window to rear, coving to ceiling, upvc double glazed sliding patio doors to balcony

DINING AREA 13' 7" x 7' 9" (4.14m x 2.36m) Upvc double glazed window to front, coving to ceiling, open plan to Living Room, door to Kitchen

BALCONY The balcony offers extensive views over the Municipal Golf Course towards the coast and Marine Way Bridge

KITCHEN 10' 10" x 9' 7" (3.3m x 2.92m) Fitted with a matching range of base and eye level cupboards with round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, plumbing for dishwasher, space for fridge/freezer and cooker, window to front, upvc double glazed window to front

BEDROOM 1 15' 9" x 13' (4.8m x 3.96m) Upvc double glazed window to side, fitted with a range of wardrobes, matching dressing table, bedside cabinets and drawers, coving to ceiling

BEDROOM 2 11' 1" x 6' 7" (3.38m x 2.01m) Double glazed window to rear, coving to ceiling

BATHROOM 9' 7" x 7' 6" (2.92m x 2.29m) Fitted with four piece suite comprising deep panelled bath, vanity wash hand basin with storage under, tiled shower enclosure and close coupled wc, full height ceramic tiling to all walls, wall mounted mirror, shaver point, obscure double glazed window to front

UTILITY 9' 7" x 3' 4" (2.92m x 1.02m) Plumbing for washing machine, floor mounted gas boiler



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 15/08/2018

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 £40 per annum for the apartment and £30 per annum for garage, though this is yet to be formally verified.

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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Second Floor

Approx. 95.4 sq. metres (1026.9 sq. feet)

