



The Apartments, Marine Gate Mansions,
Promenade, Southport PR9 0AU

-  Impressive Duplex Apartment
-  Second Floor Position
-  Two Bedrooms
-  Underground Garaging
-  Marine Lake Views
-  Inspection Recommended

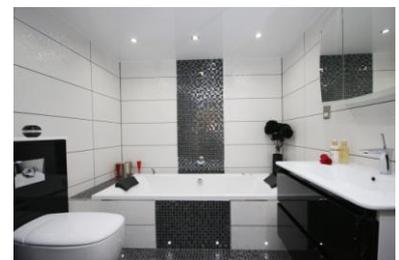
AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED of this outstanding multi level apartment which forms part of an impressive Grade II Listed Building located on the Promenade and overlooking the Marine Lake.

In the opinion of the Agents, the second floor apartment offers beautifully appointed, generously proportioned accommodation which can only be appreciated upon an inspection and briefly comprises Private Reception Hall / Study, Living Room with view to the Marine Lake, stunning mezzanine level providing Dining Area, Fully Fitted Breakfast Kitchen (with integrated appliances including oven, hob, dishwasher, microwave, fridge/freezer, etc), Principal Bedroom Suite with En Suite Bathroom, Dressing Room and Vanity Area, further Guest Bedroom and Shower Room. Gas central heating and double glazing are installed. There are two allocated spaces in the secured basement garaging which is approached from the main driveway via an electrically operated, remote controlled door.

Marine Gate Mansions occupies an impressive location opposite the Marine Lake, convenient for access to the many amenities of Lord Street and the town centre.

Price: £340,000 Subject to Contract

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



SECOND FLOOR:



RECEPTION HALL & STUDY AREA Steamed beech floor, video entry phone, coving to ceiling, fitted study area complete with desk and cupboards, built-in cloaks cupboard with hanging space and shelving, built-in utility cupboard housing fuse box, gas and electricity meters, open tread feature staircase with glazed inserts leading to Living Room.



LIVING ROOM 16' 1" x 15' (4.9m x 4.57m) Double glazed sash window to front, 'Faber' living flame remote control recessed gas fire, coving to ceiling, returning staircase to mezzanine Dining Area.

MEZZANINE DINING AREA 16' 1" x 8' 4" (4.9m x 2.54m) with glazed balustrade overlooking the Living Room.



KITCHEN 11' 5" x 11' (3.48m x 3.35m) Fitted with a matching range of modern base and eye level cupboards with under-unit lighting, granite worktops & matching breakfast bar, glazed display shelves, 1+1/2 bowl sink unit with single drainer and mixer tap, integrated appliances include fridge, freezer, dishwasher, microwave, electric fan assisting oven and four ring ceramic hob with extractor hood over, heated towel rail, integrated pull out weighing scales, tiled floor with under floor heating.

BEDROOM 1 23' 2" x 9' 4" (7.06m x 2.84m) Two double glazed sash windows to rear, coving to ceiling, fitted headboard, matching bedside cabinets and drawers, touch sensitive bedside lights, step up to Vanity Area measuring 8'10" x 7'10" (2.69m x 2.39m) with dressing table and drawers.



EN-SUITE BATHROOM 11' x 7' 5" (3.35m x 2.26m) Fitted with four piece modern white suite comprising spa bath, wall mounted wash hand basin in vanity unit with drawer storage, double shower enclosure with remotely operated controls, WC with hidden cistern, full height tiling to all walls, heated towel rail, extractor fan, mirrored cabinet, wall mounted medicine cabinet, shaver point.

BEDROOM 2 17' 7" x 11' 8" (5.36m x 3.56m) Two double glazed sash windows to rear, bedroom suite with a range of wardrobes, dressing table, bedside cabinets and drawers, coving to ceiling.



SHOWER ROOM 7' x 6' 6" (2.13m x 1.98m) Fitted with three piece modern white comprising shower enclosure, pedestal wash hand basin, close coupled WC and full height ceramic tiling to all walls, heated towel rail, extractor fan, wall mounted mirror, mirrored cabinet, shaver point and light, tiled floor, built-in boiler cupboard housing gas boiler and hot water cylinder.

OUTSIDE: The development stands in outstanding, established landscaped gardens, the courtyard incorporating an impressive central water feature and sitting areas. There are visitor parking facilities within the grounds and private secured garaging for two cars to the basement with access by way of electrically operated, remote controlled gate.

Tenure: The vendor has verbally informed that the property is Leasehold with the lease being 999 years from 2000, though this is yet to be formally verified.

Service Charge: The vendors have informed that the current annual service charge (as of October 2018) is £2624.24 to include a contribution towards the building insurance premium, window cleaning, lift maintenance, cleaning and lighting of the communal areas, garden maintenance, and sinking fund. 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 F.

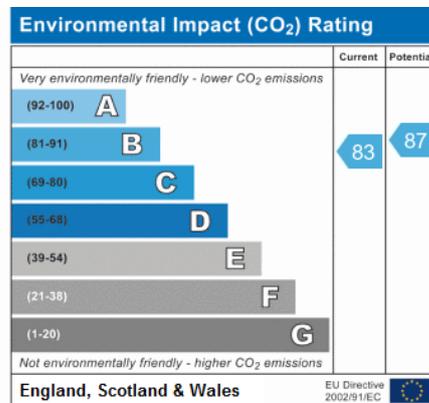
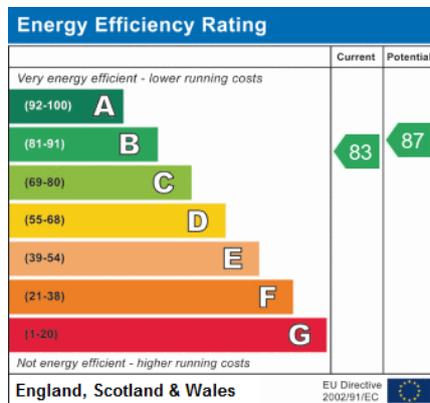
Please Note: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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Total area: approx. 153.9 sq. metres (1656.1 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 08/10/2018