



## 10 Park Road West, Southport, Merseyside PR9 0JT

£115,000

Would you like a Ground Floor 2 BED Apartment near to the Southport Promenade and Opposite a golf course?

If so, then following a scheme of refurbishment, this 2 BEDROOM GROUND FLOOR APARTMENT would be an excellent opportunity. This property suits, first and last time buyers, investors and other types of buyers looking for spacious living and sleeping accommodation.

Externally this property has allocated parking, communal gardens, entry phone system.

Internally, the property benefits from, lounge with balcony, kitchen, 2 double bedrooms, and a family bathroom.

Call our offices to arrange your early appointment.



## Hall

laminate floor, radiator, intercom

## Lounge

17'4" x 14'5" (5.3 x 4.4)

Electric fire, marble effect fire place, electric fire, UPVC Double Glazed Patio Doors leading to balcony, 3 x radiators

## Kitchen

12'9" x 6'2" (3.9 x 1.9)

Assortment of wall and base units, gas double oven, stainless steel sink, with mixer tap, partly tiled, laminate floor, UPVC DOuble Glazed Window

## Bedroom 1

16'8" x 12'9" (5.1 x 3.9)

Fitted wardrobes, UPVC Double Glazed window, 2 x radiator,

## Bedroom 2

14'1" x 11'9" (4.3 x 3.6)

UPVC DOuble Glazed Window, Radiator, Combi boiler

## Bathroom

10'2" x 5'2" (3.1 x 1.6)

UPVC Double Glazed Window, storage cupboard, shower over bath, pedestal wash basin, low level WC, laminate foor

## External

Off road allocated parking, private balcony with slate tiled floor accessed via Apartment Lounge, communal gardens to rear.

## Service Charge

We believe there is the remainder of a 999 year lease, and that the service charge is approx £250 per quarter.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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