



**Flat 27 Parkside Court, Park Road,  
Southport, PR9 9JX  
£65,000 Subject to Contract**

Perfectly positioned within Parkside Court development, exclusively for the over-60s, this first floor apartment offers modern, low-maintenance living in a prime location overlooking Hesketh Park, one of Southport's most picturesque green spaces.. Inside, the accommodation is well-planned, featuring a welcoming lounge with dining area, modern kitchen, bedroom with built-in wardrobe, shower room and built-in airing cupboard/cloakroom for added practicality. The development offers independent, secure living in a welcoming setting with a range of resident-friendly amenities on-hand including: on-site House Manager, Residents' Lounge, Guest Suite for visitors, and Laundry Room. Conveniently situated for local shops, a pharmacy and bus routes, with easy access to Southport Town Centre, Churchtown Village, and further afield. Active residents will also enjoy nearby walking and cycling routes, Southport's Promenade and the Municipal Golf Links.

12A Anchor Street, Southport, Merseyside PR9 0UT  
01704 512121 F 01704 512122  
sales@christinsley.co.uk www.christinsley.co.uk

*Southport's Estate Agent*

## Communal Entrance

Entry phone system.  
House Manager's Office, stairs and lift to all floors.

## First Floor Landing

### Private Entrance Hall

Night storage heater, 'Chubb' emergency call unit and entry phone system. Linen/storage cupboard incorporating electric hot water unit.

### Lounge - 4.01m x 3.25m (13'2" extending to 14'6" x 10'8")

Night storage heater, wall light points, UPVC double glazed window with a delightful aspect over Hesketh Park, opening to...

### Kitchen - 5.08m x 2.16m (16'8" x 7'1")

Single drainer stainless steel sink unit with mixer tap, a range of base units with cupboards and drawers, wall cupboards and working surfaces. Four ring electric hob with cooker hood above and electric oven below. Tiled floor and extractor.

### Bedroom - 3.3m x 2.79m (10'10" x 9'2")

UPVC double glazed window with delightful views of Hesketh Park. Built in wardrobes, bedside drawers and further drawer units. Recessed wardrobe.

### Shower Room - 1.7m x 2.06m (5'7" x 6'9")

Step in shower enclosure with thermostatic shower, vanity wash hand basin with cupboard below, low level WC. Fully tiled walls, electric shaver point, extractor and emergency pull cord.

## Outside

Parkside Court stands in communal gardens and there is parking for one car on a first come first served basis.

## Communal Facilities

The facilities at the development include a house manager between 8-4 Monday to Friday, a residents lounge, guest room (the charge is currently £20.00 a night for 1 person and £25.00 a night for 2 people) and laundry room.

## Maintenance

Churchill Estates Management are the Managing Agents and the current service charge is £731.17 per quarter and paid in advance.

## Council Tax

Sefton Band A.

## Tenure

Leasehold for 125 years from 1 January 1987.

## Interview

Prospective buyers will need to attend an interview with the House Manager to verify that they are capable of independent living.



**First Floor**  
Approx. 37.7 sq. metres (406.1 sq. feet)



Total area: approx. 37.7 sq. metres (406.1 sq. feet)

Chris Tinsley Estate Agents confirm that 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 or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.