



AI ENHANCED
Chris Tinsley



14 Holcombe Court Hesketh Park, PR9 9LG 'Subject to Contract'

Occupying a peaceful position to the rear of the well-maintained Holcombe Court development, this impressive purpose-built first-floor apartment has undergone extensive modernisation and improvement, offering spacious, contemporary accommodation ready for immediate occupation. Ideally located close to Hesketh Park, with convenient access to Churchtown Village, Southport town centre and the A565, the property combines a tranquil setting with excellent local amenities. The accommodation comprises a communal entrance with staircase and passenger lift access, generous reception hallway with built-in storage, separate WC and a spacious lounge and dining room featuring sliding patio doors opening onto a private rear-facing balcony overlooking the attractive communal gardens. The stylish Shaker-style fitted kitchen benefits from integrated appliances and is complemented by a separate utility room. There are three well-proportioned bedrooms and a beautifully modernised family bathroom fitted with a contemporary four-piece suite. Externally, residents enjoy established communal gardens, private garaging and off-road parking. Offered for sale with no onward chain, this beautifully presented apartment represents an excellent opportunity to acquire a spacious, modern home in a sought-after and convenient location. Early inspection is highly recommended.

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Southport's Estate Agent

Communal Entrance Hall

Audio entrance access to the communal entrance hall, with stairs and passenger lift providing access to the first-floor accommodation.

First Floor

Private Entrance Hall

Spacious and welcoming private entrance hall with useful built-in storage incorporating hanging space and shelving within recess, together with a separate storage cupboard. Glazed doors lead to the main living accommodation, with further doors providing access to the bedrooms, bathroom and separate WC.

WC - 1.47m x 1.04m (4'10" x 3'5")

Modern two-piece suite comprising low-level WC and vanity wash hand basin with mixer tap and storage cupboards below. Half-height wall tiling, tiled flooring and illuminated vanity wall mirror. Extractor and recessed spotlighting.

Lounge/Diner - 3.3m x 8.31m (10'10" x 27'3" overall measurements into recess)

Impressive and particularly spacious lounge/diner with Upvc double-glazed sliding patio doors opening onto a private rear-facing balcony, featuring tiled flooring, glazed balustrade and glazed side inserts, enjoying attractive views across the communal gardens and beyond. Additional Upvc double-glazed windows overlook the side and rear elevations. A number of wall light points and door leading to...

Kitchen - 3.73m x 2.26m (12'3" x 7'5")

Upvc double-glazed window overlooking the side of the property. Contemporary Shaker-style fitted kitchen incorporating a range of base units with cupboards and drawers, complementary wall cupboards and working surfaces. Single-bowl sink unit with drainer and rinser tap. Integrated appliances include an electric double combination-style oven, 'Bosch' five-ring ceramic-style hob with extractor over, integrated fridge/freezer and slimline dishwasher. Inner door leading to...

Utility Room - 2.41m x 1.09m (7'11" x 3'7")

Complementary wall cupboards and working surfaces incorporating a concealed recess with plumbing for a washing machine. Wall-mounted 'Worcester' combination-style central heating boiler and extractor.

Bedroom 1 - 3.76m x 4.27m (12'4" into bay x 14'0")

Upvc double-glazed bay window.

Bedroom 2 - 3.76m x 2.72m (12'4" x 8'11")

Upvc double-glazed window.

Bedroom 3 - 3.76m x 1.83m (12'4" x 6'0")

Upvc double-glazed window.

Bathroom/WC - 3.71m x 2.03m (12'2" x 6'8")

Beautifully modernised bathroom featuring a contemporary four-piece suite comprising low-level WC, vanity wash hand basin with storage cupboards below and illuminated vanity wall mirror above. Panelled bath with mixer tap and separate step-in shower enclosure incorporating a plumbed-in overhead rainfall-style shower and handheld shower attachment. Opaque Upvc double-glazed windows, part-tiled walls with inset feature display recesses, LVT flooring, recessed spotlighting, heated towel rail and extractor.

Outside

Holcombe Court stands within beautifully maintained and well-tended communal gardens. Residents' and visitors' parking facilities are available to the front of the development, with private garaging situated to the rear, accessed via an up-and-over garage door.

Maintenance

We understand the current service charge is payable in the region of **£260 per quarter**. This covers window cleaning, gardening, communal cleaning and lighting of the communal areas, together with a contribution towards the sinking fund. (Subject to formal verification.)

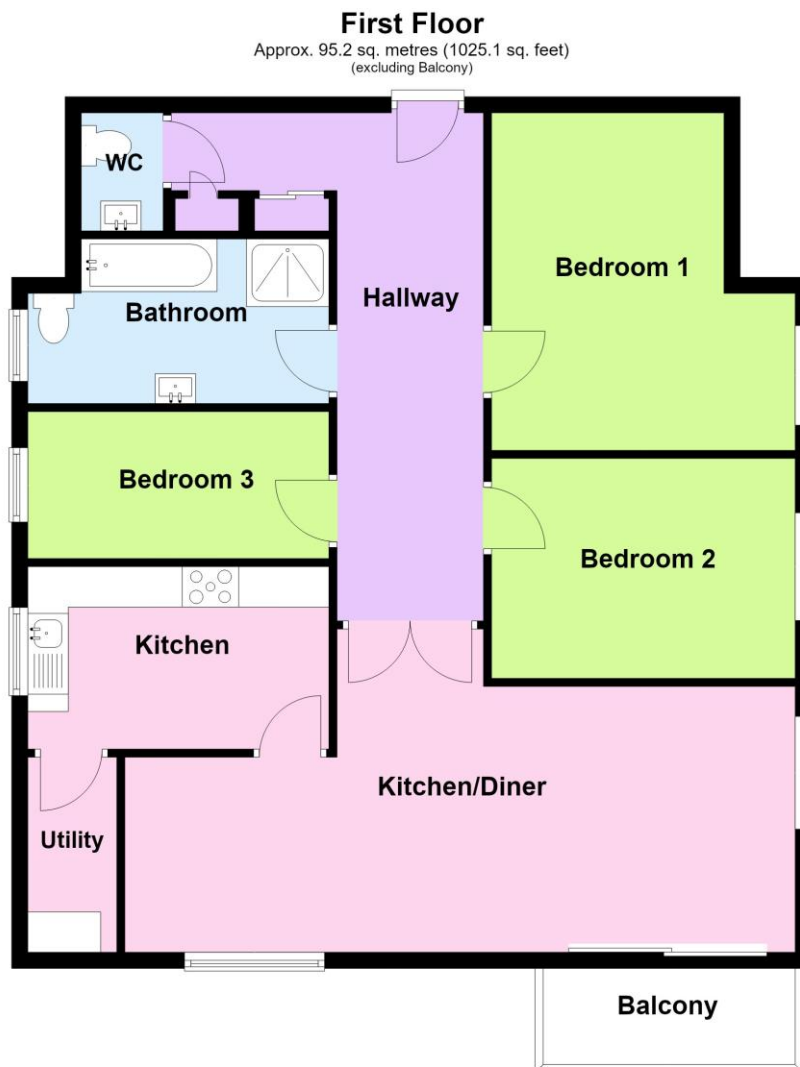
Tenure

We have reviewed the Land Registry title and understand the tenure to be **leasehold for the remainder of a 999-year term commencing 29th September 1981**, with an annual ground rent payable of **£20 for the apartment and £40 for the garage** (subject to formal verification). This information is provided in good faith and should be verified by the purchaser's solicitor.

Council Tax

We understand from information provided by the local authority that the property is in Council Tax Band D. This information is provided for guidance only and should be verified by the purchaser.





Total area: approx. 95.2 sq. metres (1025.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



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.