KAREN PARKS
SALES & LETTINGS









Marine Gate Mansions Promenade, Southport, PR9 0EF

Offers Over £185,000

Karen Parks Sales and Lettings are delighted to offer the opportunity to purchase this two bedroom duplex apartment situated on the third floor within the sought after listed building at Marine Gate Mansions. Accessed via both stairs and a lift the apartment briefly comprises of a hallway with two storage cupboards and a WC, kitchen, spacious open plan lounge-diner with juliet balcony doors. To the first floor are two bedrooms both with fitted wardrobes and a spacious family bathroom with seperate bath and shower. The apartment benefits from a secure gated parking space beneath the building, as well as communal parking for guests. There are immaculately kept communal gardens surrounding the building which residents can enjoy. The apartments are situated just a stones throw from Southport town centre with all it's many amenities such as shops, restaurants, cafes, bars and Southport train station. It is also within easy reach of the Southport Marine lake and seafront to enjoy a walk on a summers morning. There is the option to purchase the apartment fully funished subject to negotiation. Offered for sale WITH NO ONWARD CHAIN.

ACCOMMODATION

Communal Entrance



There is a secure communal entrance into the building with stairs and a lift leading up to all floors.

Hallway



The hallway has two built in storage cupboards and an upright wall mounted radiator.

WC 7'0" x 4'1" (2.15 x 1.25)



Beautifully tiled floor to ceiling WC with hand wash basin and towel radiator.

Kitchen 8'2" x 7'0" (2.49 x 2.15)




The kitchen has a range of wall and base units providing storage. There is a sink and integrated fridge-freezer, oven, hob, extractor, dishwasher, washing machine and Smeg microwave.

Lounge-Diner 20'3" x 18'0" (6.19 x 5.49)





The lounge-diner is an excellent size perfect for entertaining friends and family and has juliet balcony doors with views onto the beautiful communal gardens as well as an additional window allowing an abudance of light to flow in. There are two radiators.





Stairs up to landing

Stairs leading up to the landing with the two bedrooms and family bathroom.

Bedroom 1 16'10" x 15'8" (5.15 x 4.80)




The master bedroom is an excellent size and has sliding fitted wardrobes providing plenty of storage space, as well as eaves storage space. There are two radiators and a velux window.

Bedroom 2 14'3" x 7'11" (4.36 x 2.42)




The second bedroom has built in wardrobes, drawers

and a dressing table for storage. There is one radiator and a velux window allowing in light.

Bathroom 10'3" x 8'2" (3.13 x 2.49)




The spacious family bathroom comprises of a bath, WC, hand wash basin, shower cubicle and heated towel rail.

Outside

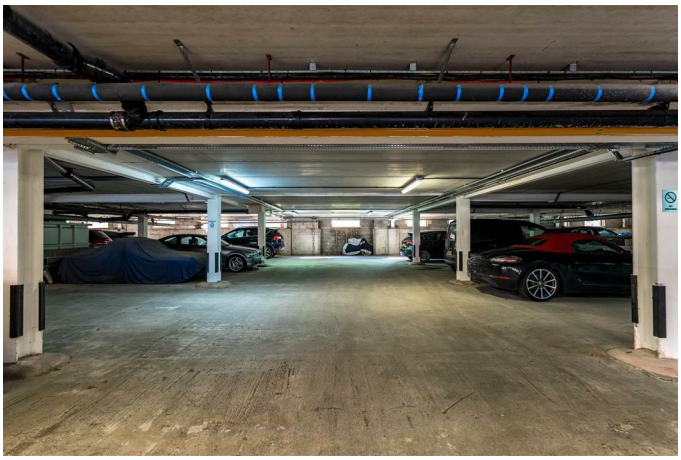
Communal Gardens and Communal Parking




There is communal parking at Marine Gate Mansions for visitors to use. Surrouding the building are an array of beautifully maintained communal gardens and water features which residents are welcome to sit out and enjoy and making a lovely outlook from the apartments.




Secure gated parking



Beneath the building is a secure gated car park and the apartment comes with one car parking space . There is an option to install an electric charging point next to the car parking space.

Important Information

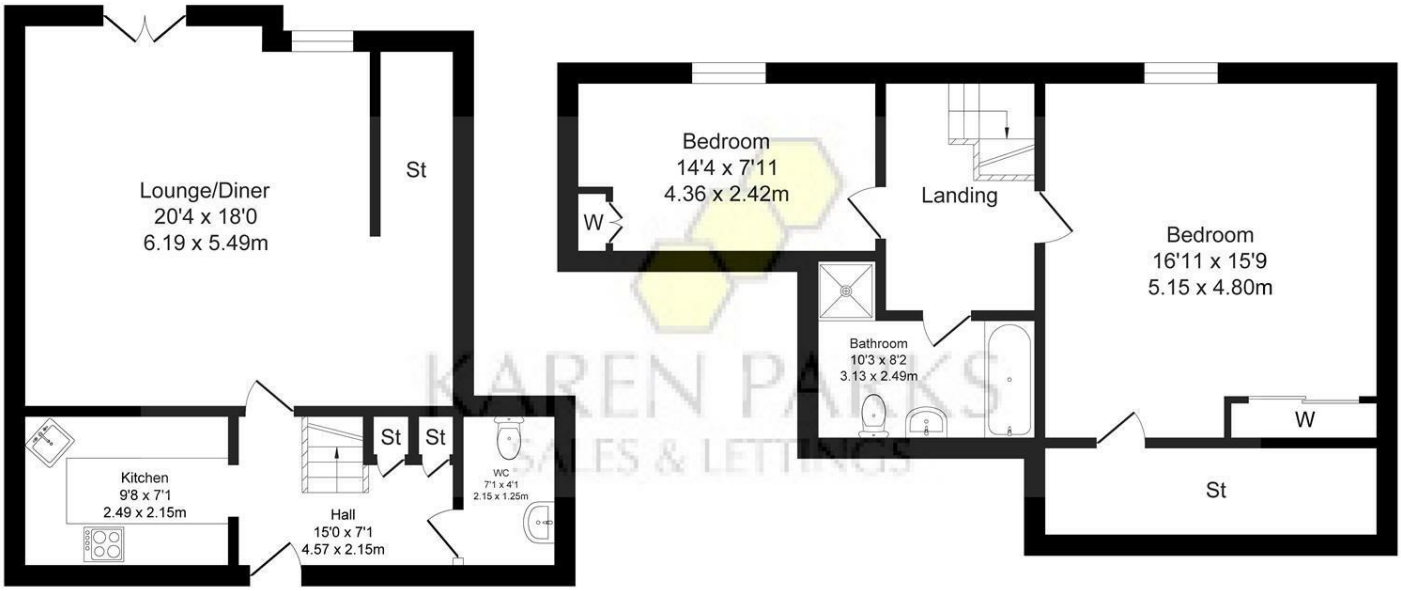
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and converted to metric, do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title, we cannot guarantee boundaries or rights of way, you must take the advice of your legal representative. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information.

Floor Plan

Marine Gate Mansions

Total Approx. Floor Area 1148 Sq.ft. (106.7 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



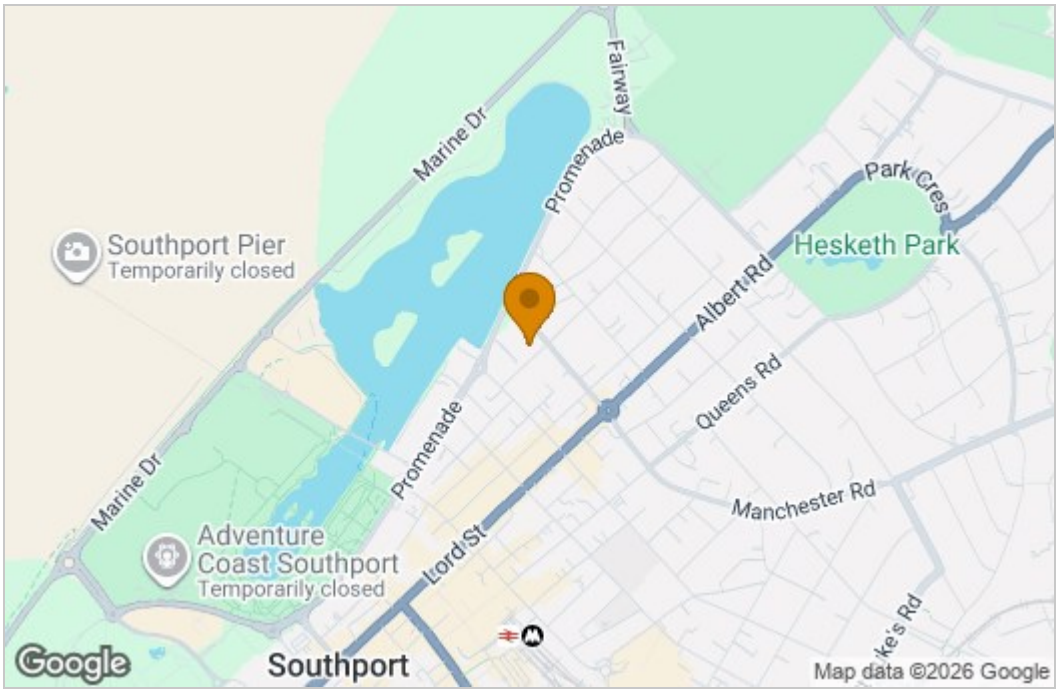
Ground Floor

Approx. Floor Area 541 Sq.Ft (50.3 Sq.M.)

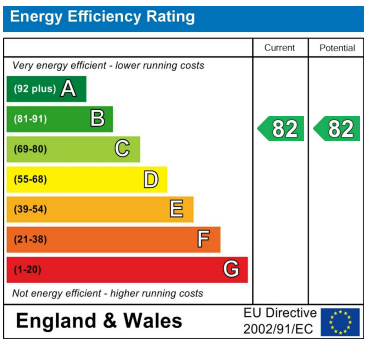
First Floor

Approx. Floor Area 607 Sq.Ft (56.4 Sq.M.)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

16 Elbow Lane, Formby, Merseyside, L37 4AF
Tel: 01704 835780 Email: sales@karenparks.co.uk http://www.karenparks.co.uk/