



101 The Apartments, Marine Gate Mansions, Promenade, Southport, PR9 0EF 'Subject to Contract'

Forming part of the prestigious Marine Gate Mansions development on Southport's iconic Promenade, this impressive two-bedroom luxury third-floor apartment offers an exceptional blend of contemporary style, character and coastal living, with the very best of Southport right on the doorstep. At the heart of the home is a beautifully designed open-plan lounge and kitchen, creating a warm and inviting space equally suited to relaxed evenings and entertaining. Rich wood tones, statement panelling and soft olive accents bring a sophisticated, timeless feel to the living area, while the sleek contemporary kitchen is finished to an exacting standard and equipped with high-end 'NEFF' and 'Smeg' appliances. Both bedrooms are generously proportioned, continuing the apartment's wonderful sense of space and comfort. The principal bedroom has a distinctly boutique-hotel feel, complemented by beautifully finished contemporary bathroom facilities that add a further touch of luxury. And then there's the location... With Marine Lake virtually on the doorstep, everyday life here lends itself perfectly to morning walks beside the water, leisurely strolls along the Promenade and relaxed evenings enjoying everything Southport has to offer. Lord Street, Southport town centre, independent cafés, restaurants and a wide range of shops are all within easy reach, while the coastal setting provides a wonderful sense of space and escape. A truly special home, combining period character, contemporary sophistication and an enviable coastal lifestyle within one of Southport's most recognisable and sought-after developments.

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Southport's Estate Agent

Communal Entrance Hall

With video control system, stairs and passenger lifts to all floors. Access also to the subterranean garaging level where there is an allocated parking space.

Third Floor

Private Entrance Hall

With automatic lighting sensor, 'Karndean' flooring and recessed spotlighting. Door leads to a useful built-in storage cupboard with hanging space and shelving.

Living/Dining Kitchen - 6.91m x 3.56m (22'8" overall measurements x 11'8" extending to 22'5" into kitchen)

An impressive entertaining space with double-glazed Georgian-style double doors opening to a 'Juliet' balcony overlooking the development's communal courtyard. Separate double-glazed sash window with the same orientation and 'Karndean' flooring laid. Open-plan access to dining area, doubling as a home office, and a fitted kitchen arranged in a high-gloss modern style with a number of built-in base units incorporating cupboards and drawers, wall cupboards with under-unit lighting and granite working surfaces incorporating breakfast bar. Part wall tiling with mirror effect and appliances comprising 'Neff' four-ring induction hob with extractor over, 'Bosch' electric fan-assisted oven, 'Smeg' eye-level microwave and separate wine cooler. Slimline dishwasher, fridge/freezer and inset one-and-a-half bowl sink unit with mixer tap and drainer. Part tiled flooring and recessed spotlighting.

Main Bedroom - 4.57m x 4.7m (15'0" x 15'5" to rear of wardrobes, excluding entrance door recess)

Two double-glazed sash windows overlook the communal courtyard. Fitted wardrobes with knee-hole dressing table and drawers, inset vanity wall mirror and wall light points. Recessed spotlighting and door leads to...

En-Suite Bathroom/WC - 2.87m x 1.8m (9'5" x 5'11")

Modern four-piece white suite comprising low-level WC, pedestal wash hand basin and panelled bath with tiled surround and mixer tap. Step-in shower enclosure with folding shower door and plumbed-in shower. Tiled walls and flooring. Ladder-style chrome heated towel rail, recessed spotlighting and extractor.

Bedroom 2 - 5.97m x 2.9m (19'7" x 9'6" overall measurements to rear of wall cupboards)

Double-glazed sash window overlooking the communal courtyard. Fitted wardrobes including knee-hole dressing table and drawers. Wall light point, vanity wall mirror and recessed spotlighting.

Shower Room/WC - 2.79m x 1.65m (9'2" x 5'5")

Modern three-piece white suite comprising low-level WC, pedestal wash hand basin with mixer tap and step-in shower enclosure with plumbed-in shower. Tiled walls and flooring. Ladder-style chrome heated towel rail, recessed spotlighting and extractor.

Outside

Marine Gate Mansions enjoys delightful, well-tended communal gardens, principally laid to lawn with established plants and shrubs. Residents' and visitor parking is also available. The subterranean garaging level provides an allocated parking space belonging to the apartment, together with the added convenience and security of direct access via a secure entrance to the passenger lift serving the apartment's floor.

Maintenance

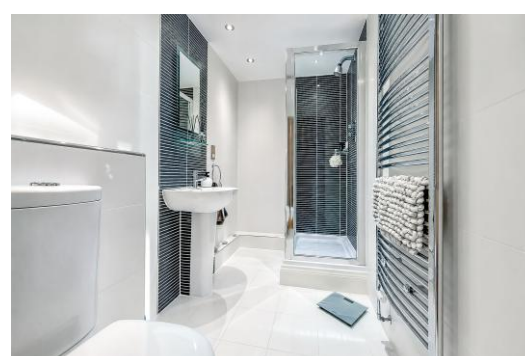
We understand the day-to-day running of the development is supervised by **HHL**, with a service charge payable in the region of **£2,820 per annum**, currently paid by the vendor on a monthly basis. This includes building insurance and a contribution towards the sinking fund. **(Subject to formal verification.)**

Council Tax

Sefton MBC band E.

Tenure

Leasehold for 999 years from 1 January 1997.



Third Floor

Approx. 99.6 sq. metres (1072.4 sq. feet)



Total area: approx. 99.6 sq. metres (1072.4 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.