



70 The Apartments, Marine Gate Mansions Promenade, PR9 0EF, £125,000 'Subject to Contract'

Occupying an enviable upper-floor position within the prestigious Marine Gate Mansions, this beautifully presented apartment enjoys its own private patio area, with direct access onto well-maintained communal terraces overlooking the attractive courtyard. An elegant Grade II listed residence dating back to circa 1882, Marine Gate Mansions was beautifully redeveloped by Blackthorn Homes, thoughtfully blending period character with stylish modern living. 70 The Apartments offers well-planned, single-level accommodation comprising a welcoming hallway with storage, a contemporary shower room WC, double bedroom, and an impressive open-plan lounge with dining area flowing into a modern fitted kitchen, perfect for relaxed, sociable living. Additional benefits include excellent built-in storage, underground parking, and access to the superbly maintained communal gardens. Just moments from Southport Promenade and the iconic Lord Street, with its shops, cafés, and restaurants, this is a truly individual apartment combining architectural heritage, contemporary luxury, and an enviable coastal lifestyle.

Communal Entrance Hall

Video-controlled entry system, with stairs and lifts providing access to all floors.

Upper Level

Private Entrance Hall

Private entrance door. Woodgrain laminate-style flooring and useful built-in cupboard housing wall-mounted consumer unit and meters. Further separate built-in cupboard, entry phone handset and doors leading to the main accommodation.

Shower Room/WC - 2.9m x 0.99m (9'6" x 3'3")

Three-piece modern suite comprising low-level WC and vanity wash hand basin with cupboards below, wooden worktop, circular single bowl sink unit, mixer tap and tiled splashback. Illuminated vanity wall mirror and step-in shower enclosure with glazed sliding shower screen, plumbed-in overhead shower and handheld shower attachment. Part wall tiling, wall-mounted ladder-style chromated towel rail, tiled flooring, recessed spotlighting and extractor.

Bedroom - 3.53m x 2.79m (11'7" x 9'2")

Glazed sash window to front overlooking the raised communal courtyard. Useful corner cupboard houses the central heating boiler. Recessed spotlighting.

Lounge/Diner - 5.56m x 3.81m (18'3" x 12'6")

Double-glazed double doors provide access to a private patio and the raised communal courtyard, overlooking a stone patio with seating area. Woodgrain laminate-style flooring, recessed spotlighting and wall light points. Lounge arranged open plan with dining area and archway providing access to...

Kitchen - 2.29m x 2.46m (7'6" x 8'1")

White gloss base units include cupboards and drawers, with matching wall cupboards and working surfaces incorporating an inset one-and-a-half bowl sink unit with mixer tap and drainer. Appliances include electric oven with four-ring ceramic-style hob and extractor over, together with integral dishwasher and fridge/freezer. Plumbing available for washing machine. Part wall tiling and eye-level microwave. Woodgrain laminate-style flooring and recessed spotlighting.

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 **£2,640 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.)**

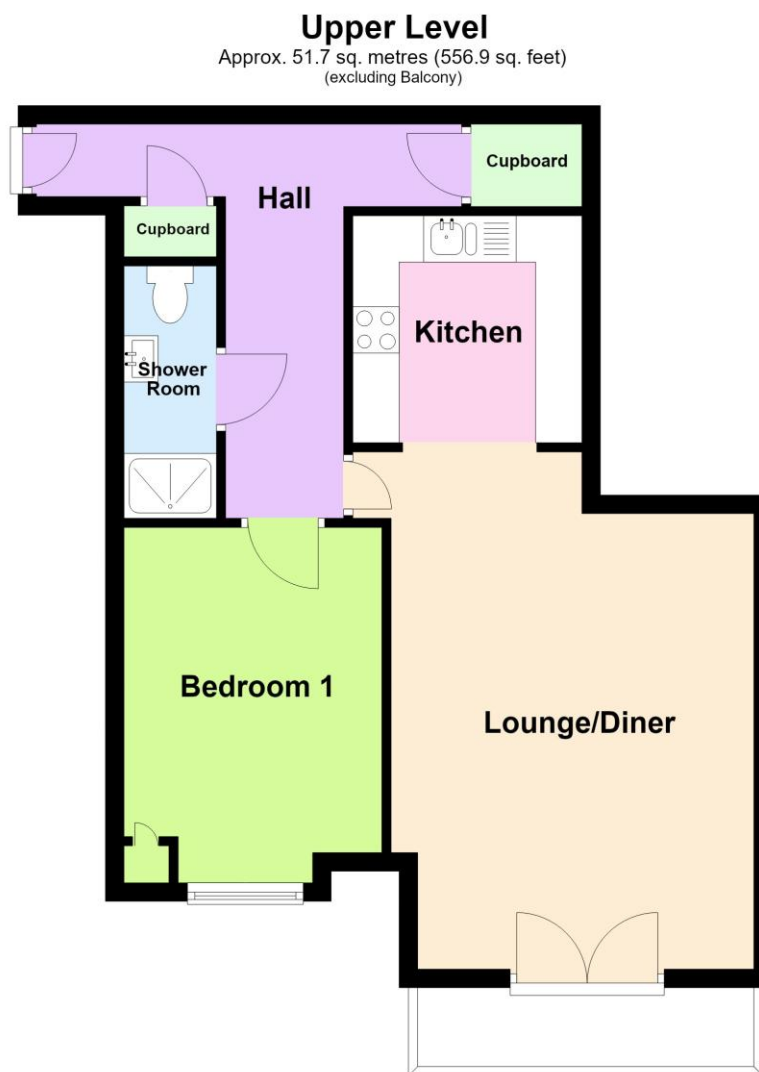
Council Tax

Sefton MBC band D.

Tenure

Leasehold for 999 years from 1 January 1997.





Total area: approx. 51.7 sq. metres (556.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(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	



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