Chris Tinsley



11 The Residences, European House
28-30 Hall Street, PR9 0SE £95,000
'Subject to Contract'

An excellent opportunity to purchase a modern one-bedroom apartment, ideally suited to first-time buyers seeking a contemporary home or investors looking for an attractive rental opportunity in Southport. Situated within a well-maintained development, the apartment benefits from a range of desirable communal facilities, offering comfortable and convenient living. The location is particularly convenient for Southport Town Centre, with the popular Lord Street shopping boulevard, an excellent selection of shops, cafés, bars and restaurants all within easy reach. Southport railway station provides excellent transport links to both Manchester Piccadilly and Liverpool Central, making the property ideal for commuters. The apartment is also ideally placed to enjoy Southport's popular seaside attractions, including Marine Lake, the promenade and the seafront.

Communal Entrance
Accessible via an entry phone and key-coded system, leading to a welcoming communal entrance hall with stairs and a lift providing easy access to all floors, including the residents' sky terrace and gymnasium.

Ground Floor

Private Entrance



Lounge/Kitchen - 4.88m x 5.03m excl. recess (16'0" x 16'6" excl. recess)
A bright and open-plan living space designed for modern living. The kitchen area is well-appointed with a single drainer sink unit, a range of base units with cupboards and drawers, complementary wall cupboards, and ample working surfaces. Integrated appliances include a four-ring electric hob with a cooker hood above, an electric oven below, an integral fridge, and a washing machine. Recessed spotlighting adds to the contemporary feel. This space also comfortably accommodates a dining area, making it perfect for entertaining or relaxed evenings.



Bedroom Area - 2.54m x 1.91m (8'4" x 6'3")
A thoughtfully designed bedroom area, offering a comfortable and private space for rest.

Shower Room - 2.16m x 1.45m (7'1" x 4'9")
A sleek shower room featuring a spacious shower enclosure with a thermostatic shower, a modern vanity wash hand basin with practical storage drawers below, and a low-level WC. The room is enhanced by attractive tiled walls, recessed spotlighting, and an extractor fan.



Communal Gym
Residents benefit from exclusive access to a fully equipped communal gym, complete with the latest equipment including weights, treadmills, and spin bikes, perfect for maintaining an active lifestyle.

Sky Garden
Ascend to the unique 'Sky Garden', a communal rooftop terrace offering a fantastic space for all residents. Enjoy the sunshine on sun loungers or gather with friends at the picnic table, all while taking in the views.



Outside
The property includes a convenient bike store and an allocated car parking space, providing practicality and ease for residents.

Council Tax

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

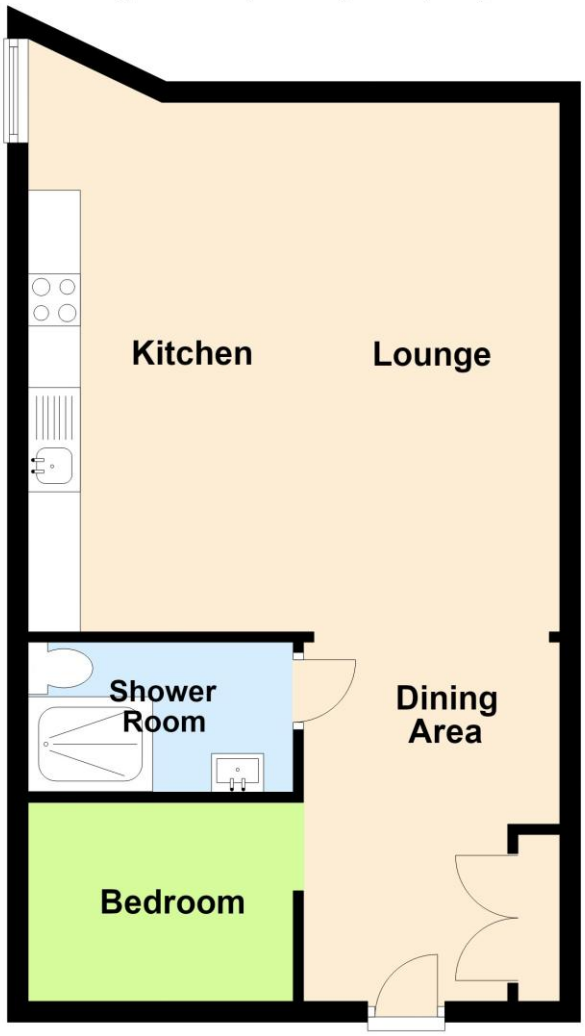


Tenure
We have reviewed the Land Registry title and understand the tenure to be Leasehold for the residue term of 999 years as of 1st January 2018. A ground rent is also payable of £200 per annum (subject to formal verification). This information is provided in good faith and should be verified by the purchaser's solicitor.

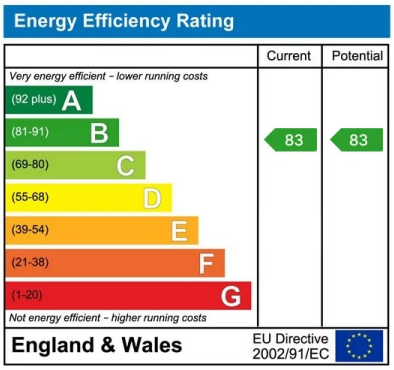


Ground Floor

Approx. 44.4 sq. metres (477.9 sq. feet)



Total area: approx. 44.4 sq. metres (477.9 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.