



Curlett Jones Estates

Your Local Property People

Maplebeck Drive,
Southport.
PR8 5QA

140,000



- Two Bedroom Ground Floor Apartment
- Modern Fitted Kitchen
- Allocated Off Road Parking
- Two Spacious Double Bedrooms
- En Suite To Master Bedroom
- Private Patio Area
- Integrated Appliances
- New Build Development
- Close to the Local amenities



Ref: PRA12027

Viewing Instructions: Strictly By Appointment Only

Curlett Jones Estates, 631 Lord Street, Southport, PR9 0AN
01704 537950 Hello@CurlettJones.co.uk www.CurlettJones.co.uk

General Description

Curlett Jones are pleased to present to the sales market this two bedroom modern new build spacious ground floor apartment with private parking. Convenient For Southport Town Centre and the iconic Lord Street.

Accommodation

Hallway (6' 6" x 11' 7") or (1.97m x 3.52m)



Living/Dining Room (10' 10" x 16' 10") or (3.29m x 5.12m)



Bedroom 1 (10' 9" x 9' 5") or (3.27m x 2.87m)



En Suite (6' 6" x 5' 8") or (1.97m x 1.72m)



Kitchen (13' 3" x 5' 10") or (4.05m x 1.79m)



Bedroom 2 (10' 10" x 9' 5") or (3.29m x 2.88m)



Bathroom (6' 6" x 11' 7") or (1.97m x 3.52m)

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:83

Tenure

We are informed that the tenure is Leasehold

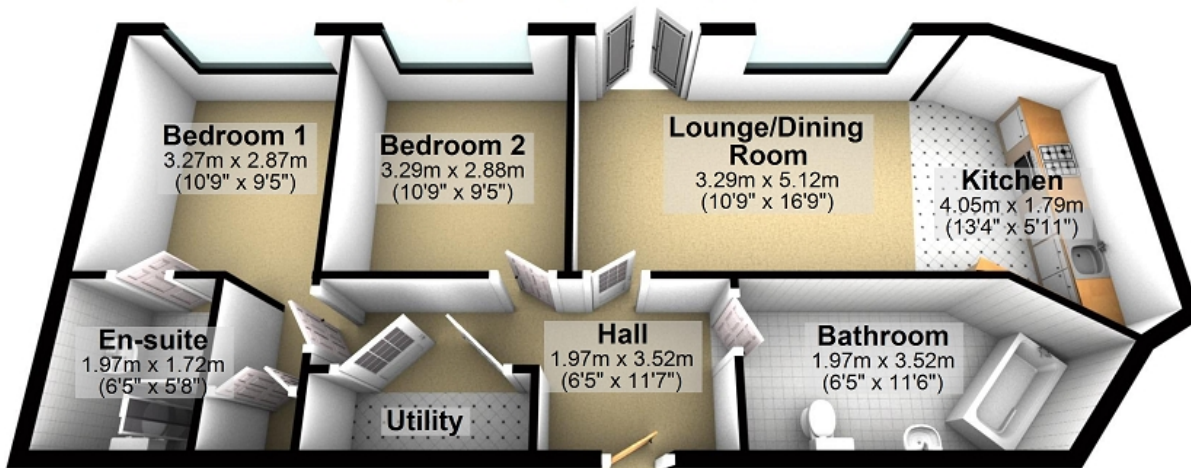
Council Tax

Band B



First Floor

Approx. 64.9 sq. metres (698.2 sq. feet)



Total area: approx. 64.9 sq. metres (698.2 sq. feet)

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.