

LOT
104

4 Sandringham Court, Southport, PR9 0BH

GUIDE PRICE **£40,000+***

VACANT RESIDENTIAL

Description

A first floor self-contained two bed roomed flat benefiting from double glazing, central heating and parking. The property would be suitable for occupation or investment purposes with a potential rental income of approximately £6,600 per annum. Please note the property is suitable for cash buyers only

Situated

Fronting Gordon Street, off Seabank Road which in turn is off Lord Street, within walking distance of local amenities, restaurants and transport links.

Ground Floor

Communal Entrance Hallway

First Floor

Flat Hall, Living room, Kitchen, Two Bedrooms, Bathroom/WC

Outside

Parking to the rear (on an informal basis)

EPC Rating

TBC

Note

Leasehold from 29/09/1973 for 99 years. Ground rent is

approximately £60 per annum. Service charge is approximately £80 pcm. The Freeholders solicitor advises that a lease extension is available – the lease can be extended by an additional 90 years with a peppercorn ground rent. The extension premium is £12,000 plus the Freeholder's legal fees of £1,200 plus VAT and the agent's fee of £875 plus VAT.

Joint Agent

Stephanie Macnab

