



**BerkeleyShaw**

## 5 Rickerby Court, Merseyside PR9 9HA

**£130,000**

Welcome to Rickerby Court, Southport - a charming location that offers the perfect blend of convenience and comfort. This 1st Floor apartment boasts a spacious layout with 1 reception room, 2 DOUBLE bedrooms, and 1 bathroom plus additional separate WC providing ample space for you to relax and unwind. With potential to add value by adding your own stamp this could be an ideal first home or investment.

One of the standout features of this property is the GARAGE and PARKING ensuring that you never have to worry about finding a parking spot after a long day out. This NO CHAIN property means a smoother and quicker process for you to make this lovely apartment your new home.

Situated in a popular location close to the picturesque Southport seaside town, you'll have easy access to all the amenities and attractions this vibrant area has to offer. Whether you fancy a leisurely stroll to the nearby shops or a relaxing day by the seaside, this property provides the ideal base for you to enjoy the best of Southport.

Don't miss out on this fantastic opportunity to own a property in such a sought-after area. Contact us today to arrange a viewing and take the first step towards making this wonderful apartment your own.

LEASEHOLD 999 years from 25 March 1990 Remaining 965 Years

Ground Rent : £25: (1) Howard Estates Limited (2) Kenneth Herbert Parslew and Yvonne Mary Parslew



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# Communal Hall

## Entrance hall

## Lounge

19'3" x 10'10" (5.87 x 3.31)

## Breakfast Kitchen

16'4" x 8'3" (5.00 x 2.54)

## Bedroom 1

13'6" x 8'2" (4.13 x 2.51)

## Bedroom 2

13'1" x 10'4" (4.00 x 3.16)

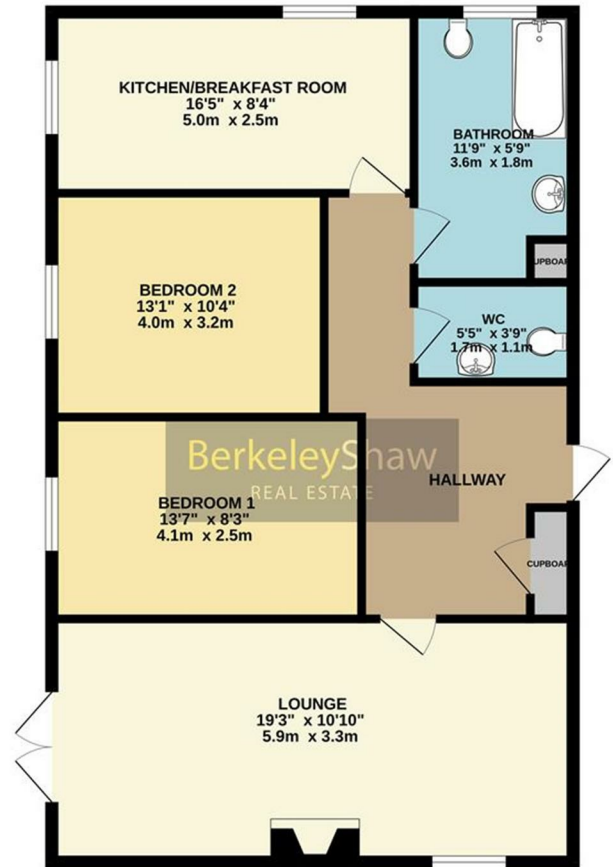
## Bathroom

11'9" x 5'9" (3.59 x 1.76)

## WC

5'5" x 3'8" (1.66 x 1.14)

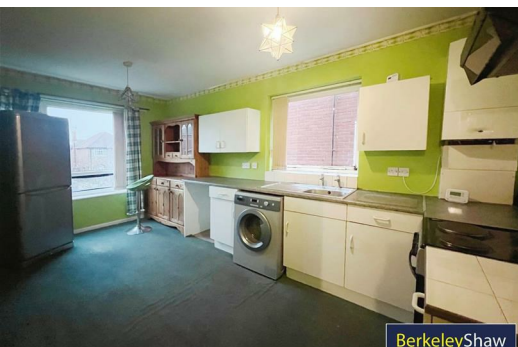
GROUND FLOOR



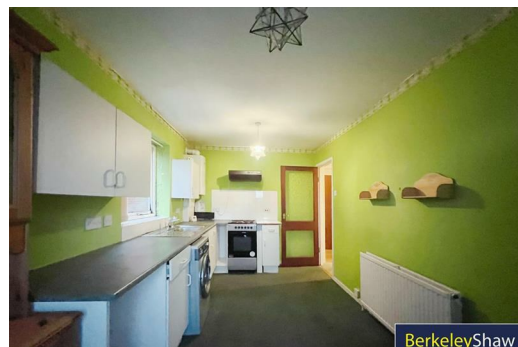
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
		80	80

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
England & Wales		EU Directive 2002/91/EC	

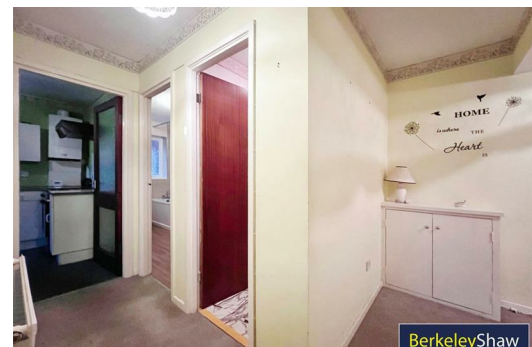
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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