




northwood

Lathom Road, Southport, PR9



OIRO £130,000

- NO UPWARD CHAIN
- Fully Renovated
- Lower Ground Floor
- Living Room
- New Kitchen
- New Bathroom
- Leasehold
- EPC rating C



Set in an excellent location only a short walk away from the marine lake and sea front, this apartment is not one to be missed. This lower-level ground floor apartment has recently undergone total refurbishment and renovation and has been finished to the highest of standards! A truly move in ready property, perfect for a full range of buyers.

Inside the flat comprises of a living room, kitchen, bathroom and 2 bedrooms. The kitchen is finished with modern and contemporary shaker style cabinets with full range of integrated appliances included. The bathroom again is finished to the highest of standards with a new 3-piece suite.

Externally off-road parking is provided by a driveway to the front of the property and a garage at the rear. The buildings itself is positioned at the end of Lathom Road, only a short walk from the Marine Lake and the sea front. Therefore, in one of the prime and sought after locations of Southport.



Entrance

The flat is entered through a solid Oak door and straight into the living area.

Living Room 4.34m x 4.39m

Large windows to the front aspect and filling the room with plenty of naturel light. Decorated with neutral colours, ceiling spotlights, wall lights and stylish slat paneled wall. Herringbone floor carries through from the living room and down an open hallway which provides access to all further rooms.

Kitchen 1.91m x 3.41m

Window to the side aspect. Modern shaker style cabinets with high end integrated appliances such as oven, induction hob, extractor and microwave. Plumbing and space for washing machine and fridge/freezer. Ceiling spotlights.

Bedroom 1 2.89m x 4.28m

Window to rear aspect. Generously sized master bedroom, finished with feature slat paneled wall, wall lights and herringbone floor. Wall Mounted Tv point.

Bedroom 2 2.05m x 3.28m

Window to side aspect. Neutrally decorated with herringbone floor and wall mounted TV point.

Bathroom 2.06m x 1.58m

Beautifully finished bathroom suite with WC, pedestal sink unit and walk in shower with fitted inset shelf and glass screen. Fully tiled walls, tiled floor and chrome ladder radiator.

Externally

Externally off-road parking is provided by a driveway to the front of the property and a garage at the rear.



Disclaimer

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans exactly to scale. These details do not constitute part of any contract and are not to be relied upon as statements of representation or fact. The leasehold details featured within the description have been supplied by the vendor verbally and intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property and leasehold information from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures, or services so cannot confirm that they are in working order and the property is sold on this basis.

Additional Information

We have been informed of the following lease details and charges:

- Service Charge: £1200 per year
- Ground Rent: £12.50 per year
- Lease Term: 900 years
- Current management company is MKDP properties in Bolton. This is in the process of being changed and a new management company taking over.

The property benefits from the use of private residents parking to the rear of the building.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Northwood Southport and Ormskirk

01704 545 657

southport@northwooduk.com