



Rufford Road, Crossens, Southport
£130,000



Leasehold | EPC rating: C

- Two Bedroom Apartment
- But-To-Let Potential
- Crossens Location

- Attention First Time Buyers
- NO CHAIN
- First Floor



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Description

Attention First-time-buyers and Landlords! New to the market, a well-maintained two bedroom first floor apartment, located in Crossens, Southport. Situated in a small and friendly block, this property has all the potential to make a great home!

Located on Rufford Road, the property benefits from close proximity to the local conveniences and schools of Crossens, with easy access to Churchtown village and Marshside also.

Internally the property briefly comprises; communal entrance, entrance hall, lounge, kitchen, bathroom and two bedrooms. The property has been well-maintained throughout and offers great potential as a buy-to-let, most recently achieving....

Externally the property benefits from a private parking aspect and access to a maintained communal lawn and bin store.

Photographs



Rooms

Communal Entrance

The secure communal entrance opens into a well-maintained hall and stairway leading to the apartment.

Entrance Hall

The private entrance hall provides access to all rooms and benefits from intercom system and digital thermostat control.

Lounge

Benefiting from both ceiling and wall lights, with large window to the front aspect.

10.5ft x 15.6ft (3.2m x 4.76m)

Kitchen

Offering a good range of units, incorporating; electric single oven, fitted gas hob with canopy extractor hood over, plastic sink drainer unit and plumbing for washing machine. Further benefiting from space for a dining table and obscured window to the side aspect.

10.6ft x 13.1ft (3.22m x 4m)

Bedroom 1

Double bedroom with window to the rear aspect.

11.7ft x 11.3ft (3.57m x 3.45m)

Bedroom 2

Single bedroom with window to the rear aspect.

7.3ft x 10.6ft (2.22m x 3.23m)

Bathroom

Three-piece bathroom, comprising of; panelled bath with shower over, pedestal sink unit and WC. Also featuring partly tiled walls and an obscured window to the side aspect.

10.6ft x 5.2ft (3.22m x 1.58m)

External

Externally the property benefits from a private parking aspect and access to a communal lawn and bin store.

Additional Information

We have been informed of the following fees/charges:

Service Charge - Payable as £390.00 per 6 months -

Due on 1st April and 1st October each year

(Incorporates Ground Rent charge). Remainder of

Lease term of 999 years from February 2003.

Floorplan



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