

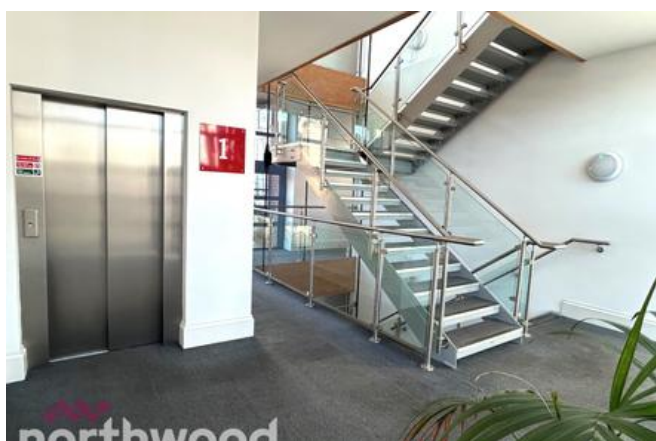


The Posting House, Southport, PR9



£120,000

- NO ONWARD CHAIN
- EXCELLENT CENTRAL LOCATION
- Stylish & Modern Building
- Mezzanine Apartment
- Open Plan Living
- 2 Bedrooms
- Leasehold
- EPC rating D



Northwood are pleased to present this modern first-floor two-bedroom mezzanine apartment for sale, residing within the popular 'Posting House' development along Post Office Avenue in the heart of Southport.

This well-presented property is offered with vacant possession and no onward chain, making it highly appealing for First Time Buyers, Investors or those looking to downsize. The location provides excellent convenience for schools, a variety of shops, and a wide range of amenities allowing a vibrant and comfortable lifestyle.

The apartment itself is well presented and neutrally decorated throughout, briefly comprising an open plan living/ kitchen, family bathroom, 2 double bedrooms one of which with its own En-suite shower room. The apartment also benefits from a generous size mezzanine area, accessed via a wooden staircase and offering an ideal office or entertainment space, adding to the versatility of the property.

The complex is sleek and modern with a light and bright feel provided by floor to ceiling windows and benefits from wide staircases and lift access.



Communal Entrance

The property is accessed via a secure intercom system with both lift and stair access, ensuring ease and security.

Front Door & Entrance

Entering via a wooden front door and into entrance hall which provides access to all rooms including the versatile mezzanine level.

Living/Kitchen

The fitted dining kitchen boasts an array of wall and base units all designed with a modern aesthetic and including a range of integrated appliances along with a island breakfast bar opening the space to the living/dining area. This boasts high ceilings and a large floor to ceiling to window.

Bedroom 1

Floor to ceiling window to the side aspect. Door to En-Suite shower room.

En-Suite

A modern en-suite comprises a corner shower cabinet, a pedestal sink and WC. Finished with fully tiled walls, ladder towel radiator and ceiling spotlights.

Bedroom 2

Equally generously sized secondary double bedroom. Window to the side aspect.

Bathroom

A modern bathroom comprises a paneled bath with shower over, a pedestal sink and WC. Finished with fully tiled walls, ladder towel radiator and ceiling spotlights.

Complex & External

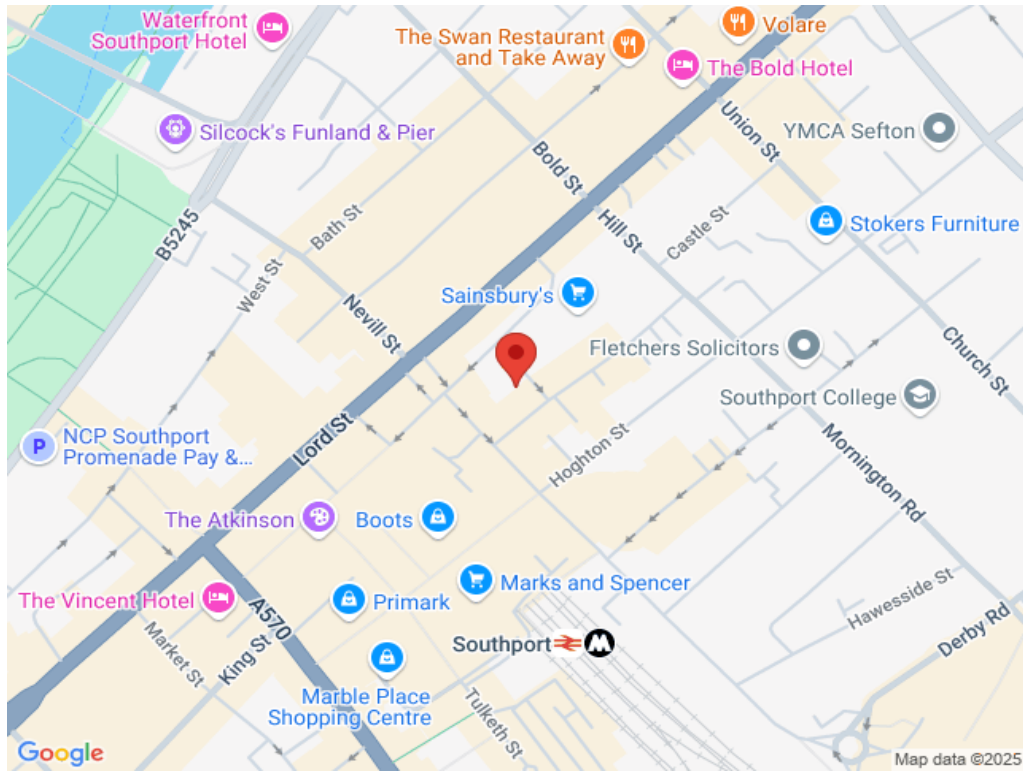
The complex is sleek and modern with a light and bright feel provided by floor to ceiling windows and has wide staircases and lift access. Very secure with digital intercom system and key code and key fob entrance. Attractive communal gardens are also provided for residents, with the ability to rent parking spaces available.

Additional Information

Leasehold 250 years commencing 15/4/2008 - 233 years left.
ground rent per annum charged January.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		