



The Anchorage, Kingsway, Southport, PR8



**£110,000**

- NO ONWARD CHAIN
- Excellent Town Centre Location
- Bright & Airy Apartment
- Open Plan Kitchen/Living
- 2 Bedrooms
- 2 En-Suites
- Leasehold
- EPC rating B



Presenting a 2-bedroom apartment in excellent town Centre Location. Ideally located on Kingsway, the property is right in the heart of Southport Town Centre and would be ideal for first-time buyers, investors, or those looking to downsize.

Inside, the apartment boasts a spacious and bright open-plan kitchen and living space allowing for a seamless flow and making it perfect for everyday living and entertaining guests. Two double bedrooms with the master bedroom benefiting an En-suite shower room. The bathroom is complete with a WC, pedestal sink and bath with shower over.



One of the standout features of this apartment is the private Juliet balcony, which provides stunning views over Southport Town Centre and the picturesque Promenade. It offers a peaceful outdoor space to relax, unwind, and take in the vibrant surroundings. The building itself also benefits from a lift adding to convenience.

Located just moments from the ever-popular Lord Street, you'll benefit from an array of local amenities including shops, cafes, restaurants, and leisure facilities all within easy walking distance. The area is also well-served by excellent transport links, making commuting and exploring the wider region incredibly convenient.

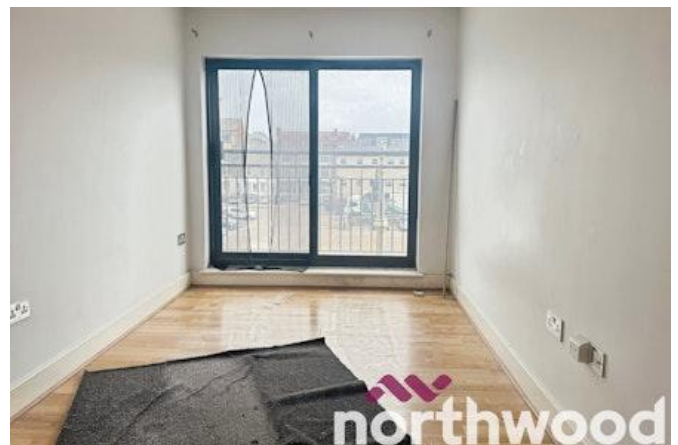
#### Additional Information

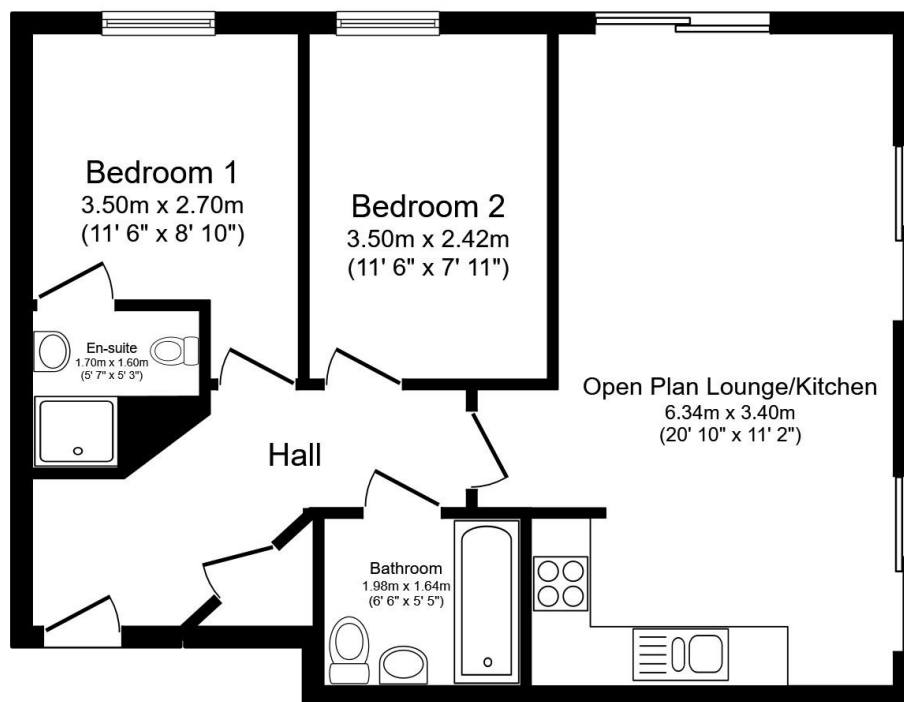
125 years from 1 January 2007

Lease Term Remaining 106 years

#### 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. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property 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.



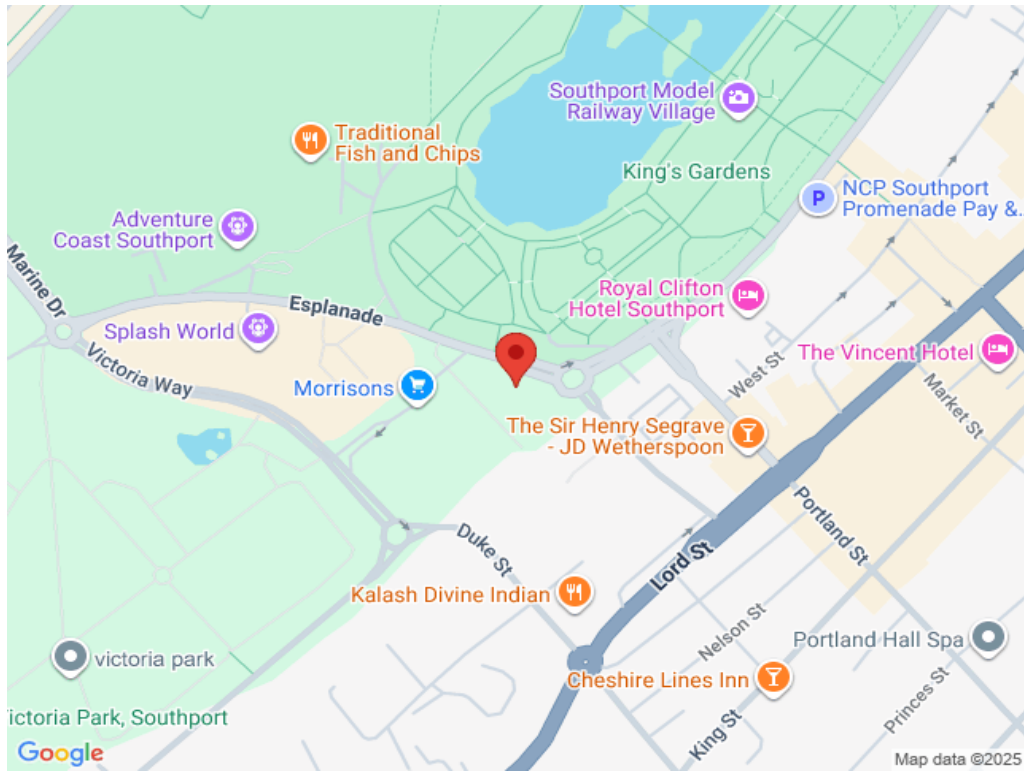


### Floor Plan

Floor area 55.8 sq.m. (600 sq.ft.)

Total floor area: 55.8 sq.m. (600 sq.ft.)

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