



Bath Street, Southport, PR9

Offers in excess of £60,000

## Key Features

- ✓ No Onward Chain
- ✓ Town Centre Location
- ✓ Allocated Parking
- ✓ First Floor Situe
- ✓ Leasehold
- ✓ EPC rating D

1  1  1 

  
**northwood**  
Over & Above



NO ONWARD CHAIN - One bedroom first floor apartment, conveniently located for access into Southport town centre and benefitting from allocated parking.

Situated in a converted period property within Southport town centre, with an array of amenities and transport links only a short walk away.

In brief, the property comprises of; entrance hallway, lounge, kitchen, bedroom and shower room. Externally, the property benefits from an allocated parking space.

An ideal buy-to-let investment for landlords to add to a portfolio, or for first-time-buyers searching for an affordable home!

## Communal Entrance

Secure communal entrance with intercom system.

## Entrance Hallway

The private entrance, opens into a hallway with intercom receiver.

## Lounge

3.82m x 5.66m (12.5ft x 18.6ft)

Well-sized lounge with dual aspect windows to the front and side aspect.

## Kitchen

1.93m x 3.07m (6.3ft x 10.1ft)

Featuring a range of fitted units, tiled walls and a window to the front aspect.

## Bedroom

4.78m x 4.41m (15.7ft x 14.5ft)

Spacious double bedroom with a bay window to the side aspect.

## Shower Room

1.88m x 1.52m (6.2ft x 5ft)

Three-piece shower room, comprising of; walk-in shower cubicle, pedestal sink unit and WC.

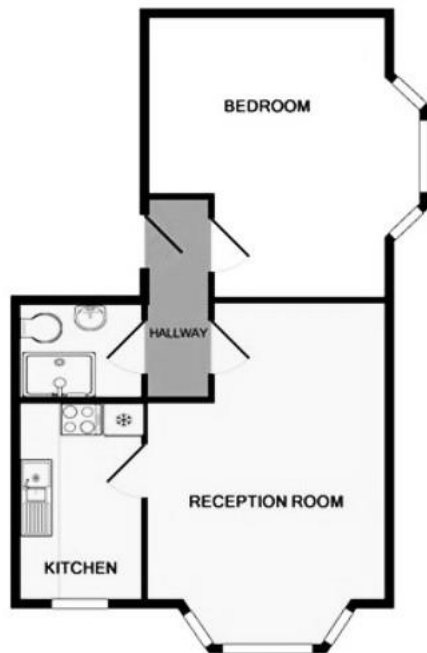
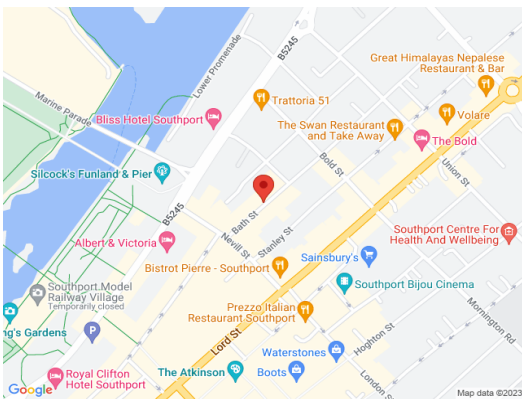
## Additional Information

We have been informed of the following lease information and additional details:

- Service Charge: £130 per month
- Management Company: Glide Property Management
- Lease length: 999 years commencing 1 July 1985
- The property has one allocated parking space to the front of the building

## 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 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		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
 Made with Metropix ©2013

## Northwood Southport and Ormskirk

185 Eastbank Street  
 Southport  
 PR8 6TH  
 01704 545 657  
 southport@northwooduk.com

