



## Berwyn Court, Town Lane, Southport, PR8



**£55,000**

- No Onward Chain
- Excellent Potential
- 2nd Floor Apartment
- Private Off-Road Parking
- Conveniently Located
- Leasehold
- EPC rating E



Presenting a 1st Floor apartment with excellent potential and welcomed to market with NO ONWARD CHAIN. Conveniently situated just walking distance from Kew Retail Park, Southport Hospital and all other amenities.

Internally there is a living room, separate kitchen, double bedroom, bathroom and hallway with generous storage opportunity. Externally there is a well-maintained front lawn area and communal private parking to the rear.

Situated on Town Lane, Southport; the property is conveniently located to a whole host of amenities including Southport Hospital. This location allowing fantastic opportunity for a variety of buyers.

### Communal Entrance

Secure UPVC door with windows around entering a light and bright entrance hallway.

### Front Door & Entrance Hall

Composite front door entering a hallway with doors leading to all rooms.

### Living Room 4.03m x 3.21m (13'2" x 10'6")

L shaped living room with window to front aspect.

### Kitchen 2.66m x 1.88m (8'8" x 6'2")

Window to rear aspect. Range of fitted units with stainless steel sink and drainer, integrated oven and hob and space for appliances.

### Bedroom 2.66m x 2.86m (8'8" x 9'5")

Double bedroom with window to rear aspect.

### Bathroom

Window to front aspect. Three-piece bathroom suite comprising WC, pedestal sink and pedestal sink.

### External

Externally there is a well-maintained front lawn area and communal private parking to the rear.

### Disclaimer

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) 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. All services/appliances have not and will not be tested





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		



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