



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Promenade

Southport, PR9 0JJ

**Offers Over £175,000**

Flexi-Agent are delighted to present this second floor, one bedroom penthouse apartment to the open market. Located in Southport town centre, it is surrounded by a wealth of local amenities with local transport links a short walk away. Available with NO CHAIN. The property looks out onto the Marine Lake and Southport sea front with breath-taking views of the lake and coast.

The property would make an ideal first-time buy or investment opportunity and briefly comprises: Grand communal entrance, private entrance hallway, spacious lounge full of natural light leading onto the balcony with incredible views of the Marine Lake and coast from a private balcony, good sized kitchen, a large spacious master bedroom and a three piece white family sized bathroom. The property benefits from lake views from all rooms excluding the bathroom

Externally, there is an allocated parking space for two cars and shared parking available, a private sun catching garden area with a shed along with well kept lawned communal gardens. This property would make an ideal investment opportunity or first time buy and boasts beautiful views of the sea front and the marina

Furniture can be negotiated in the sale.

Pet friendly apartment

CCTV with sound installed in the external and internal communal areas

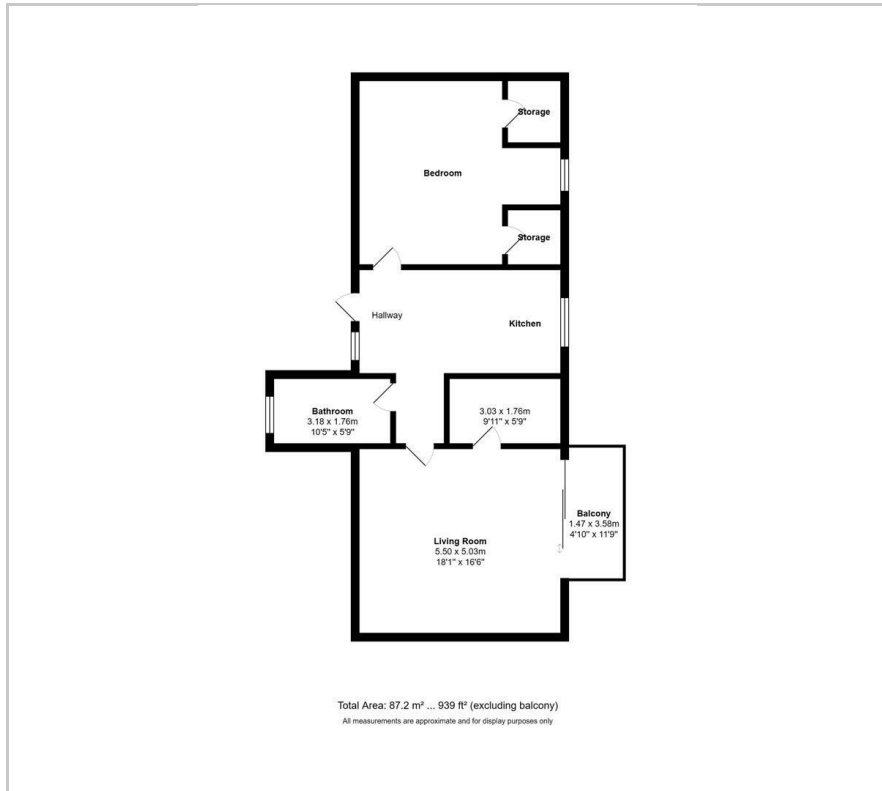
- Penthouse Apartment
- Second Floor
- Balcony
- Fantastic Views of Southport
- Spacious Master Bedroom
- Private Courtyard
- Beautifully Designed Throughout
- Close to Transport Links
- Short Walk to Town Centre
- Viewings Available Upon Request

## Viewing

Please contact our Flexi Agent Southport Office on 01704 889455 if you wish to arrange a viewing appointment for this property or require further information.



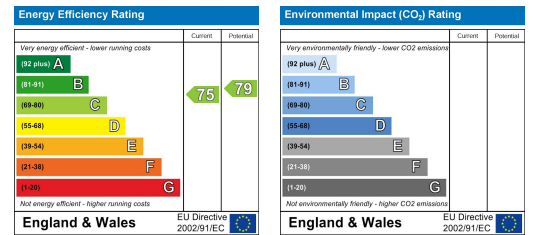
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.