



# FLEXIAGENT

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## Argyle Road Southport, PR9 9LG

**Offers Over £150,000**

Flexi Agent are proud to welcome this spectacular, two DOUBLE bedroom top floor apartment to the open sales market. The apartment is offered as an ideal home for an array of purchasers, including families, first time buyers and investors alike - spanning an impressive circa 964 square feet, this is a spacious property.

The property briefly comprises; communal entrance hallway with secure interroom system which provides both stairwell & lift access to the top floor. The top floor communal landing boasts a wardrobe which is shared with the immediate neighbouring apartment which is useful storage. The apartment briefly comprises; entrance hallway, spacious open plan living dining room with south-easterly facing balcony with views over Argyle Road and beyond, two generously sized double bedrooms both with fitted storage, a three piece family shower room with airing cupboard, a breakfast kitchen & a walk in store off the hallway housing a recently installed combi boiler.

Externally, the property boasts it's own unique allocated parking space, plus it's own garage. Well kept communal front & rear gardens are also enjoyed by the residents.

Early inspection of this property is advised to avoid disappointment.

Leasehold Information:  
Circa 924 years left on the lease  
Service Charge: £100pcm

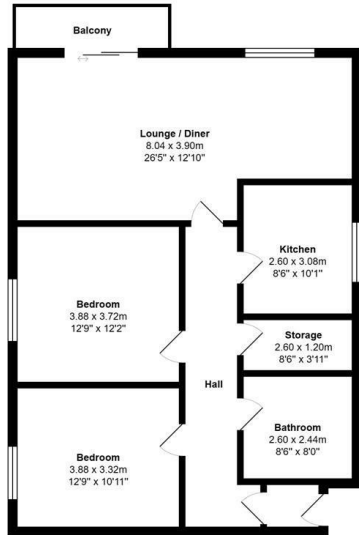
### Viewing

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.

- Two double bedrooms
- Circa 964 square feet
- Top floor apartment
- Stunning views
- Well presented throughout
- Generous room proportions
- Well kept communal gardens
- Garage
- Allocated parking space
- Excellent, highly sought after location close to Southport Town Centre



## Floor Plan

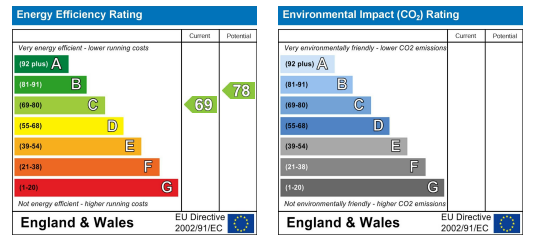


Total Area: 89.6 m<sup>2</sup> ... 964 ft<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only

## 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.