



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Lathom Road

Southport, PR9 0JH

**Offers In Excess Of £120,000**

Flexi Agent are delighted to offer for sale this superb, top floor second floor apartment with Marine Lake views to the open market! The property is in good overall specification and is available for sale with **NO ONWARDS CHAIN!**

This property is located in a highly sought after location of Southport being on the doorstep of all of Southport's hot spot attractions such as The Promenade, Ocean Plaza & the historic Lord St which is filled with a wealth of amenities with the likes of shops, bars, boutiques, restaurants, clubs, travel links & much more.

The property briefly comprises; communal entrance hallway accessed via secure intercom system, entrance hallway within the apartment, a generously sized living diner, a galley kitchen, two spacious double bedrooms & a three piece family bathroom!

Externally, the property offers ample residents parking and also comes with a **FREEHOLD** garage, which due to the configuration of the garage's at the rear, is the largest garage, approximately 1.5 x the size of a standard garage!

Leasehold Information:  
999 years left on the lease from 1985  
Service Charge & Ground Rent (TBC)

Viewing is available immediately by appointment.

### 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
- Second floor apartment
- Spacious proportions
- Views over Marine Lake
- Excellent residential location
- Residents parking
- Freehold garage
- Walking distance to Southport centre
- Great first time / investment purchase
- **NO CHAIN**



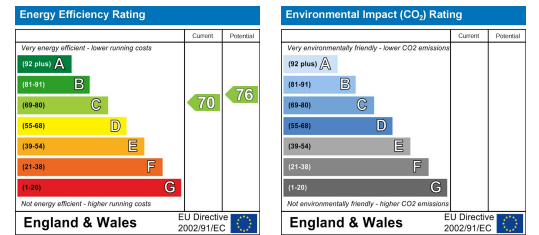
## Floor Plan



## Area Map



## Energy Efficiency Graph



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