



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Weld Road

Southport, PR8 2DL

**Offers In Excess Of £170,000**

Flexi-Agent are delighted to present this two DOUBLE bedroom first floor apartment to the open sales market. Located in the highly sought after area of Birkdale the property is a stones throw away from a wealth of amenities including highly regarded Restaurants, Bars and Boutiques. The property also offers great transport links into Southport Town Centre and Liverpool Centre, making this an ideal home for commuting professionals.

The property briefly comprises; entrance hallway with useful fitted storage, a bright and airy living room with a generous balcony which catches the morning sun, a modern fitted kitchen with integrated appliances, two DOUBLE bedrooms (one currently being utilised as a dining room) and a three-piece tiled bathroom.

Externally the property offers a garage, residents parking & well manicured communal gardens.

Early Inspection of the property is highly recommended to fully appreciate the accommodation on offer.

Viewings available upon request.

Council Tax Band C

TENURE: Leasehold for the residue of a term of 890 years from 25th March 1973 subject to an annual service charge of: £125pcm which includes; building insurance, general exterior maintenance, gardening & window cleaning.

### 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.

- First floor apartment, Circa 764sqft
- Two DOUBLE bedrooms
- Bright and airy lounge
- Modern fitted kitchen with integrated appliances
- Three piece tiled bathroom
- Spacious balcony which catches the morning sun
- Garage & residents parking
- Council Tax Band C
- Located in the highly sought after area of Brkdale
- Viewings available upon request



2



1



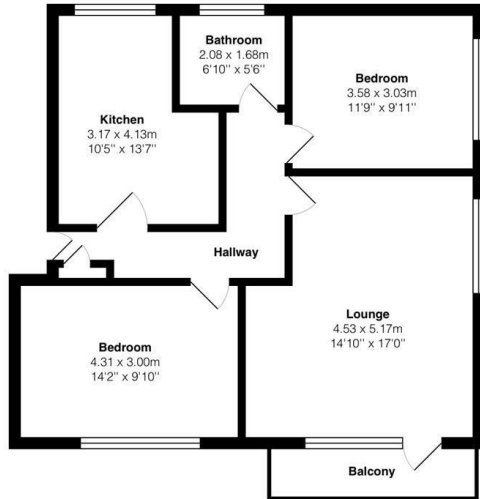
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B



## Floor Plan

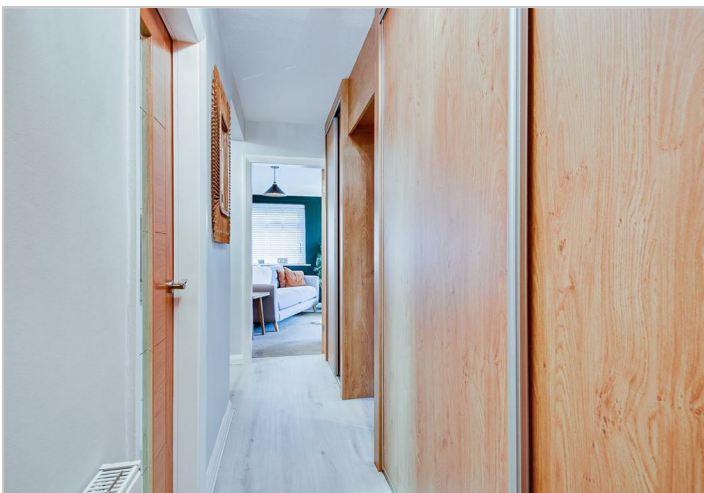
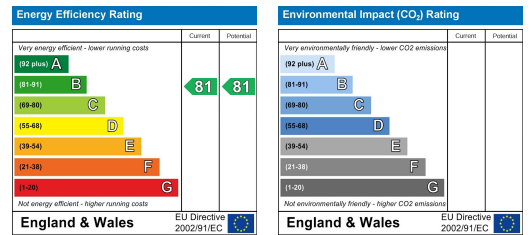


Total Area: 71.0 m<sup>2</sup> ... 764 ft<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only

## 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.