



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Marine Gate Mansions

Southport, PR9 0EF

**Offers In The Region Of £185,000**

Flexi-Agent is delighted to present this two DOUBLE bedroom duplex apartment to the open sales market. Located in the sought after marine gate mansions the property is conveniently placed a short walk away from Southport Town Centre; offering great transport links and a plethora of amenities including highly regarded restaurants, bars and shops. This property is available with NO ONWARDS CHAIN

The property briefly comprises a bright open plan living/dining room, a modern fitted kitchen with integrated appliance and breakfast bar and a two-piece WC on the ground floor.

The first floor presents Two DOUBLE bedrooms and a three-piece tiled bathroom.

Externally the property benefits from beautifully landscaped communal areas and secure off-road parking.

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

Viewings available upon request.

Leasehold: Service Charge £150pcm including ground rent

EPC C

Council Tax Band E

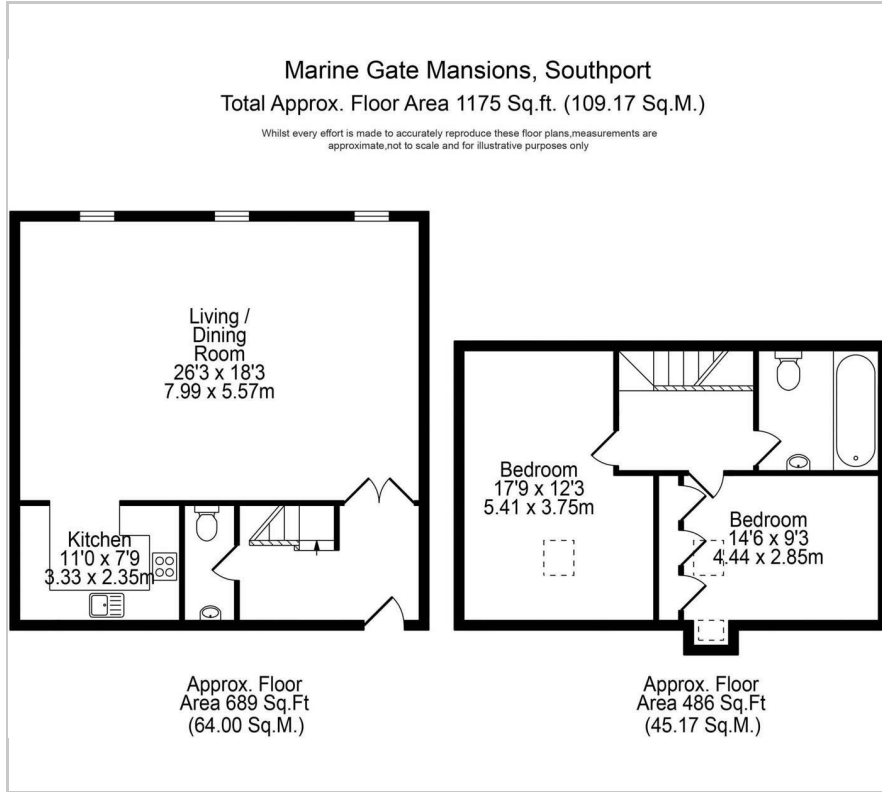
### Viewing

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.

- Third floor duplex apartment
- Two DOUBLE bedroom
- Bright open plan living/dining room
- Modern fitted kitchen
- Two-piece WC
- Three-piece tiled bathroom
- Beautifully landscaped communal gardens
- Secure off-road parking
- NO CHAIN
- Viewings available upon request



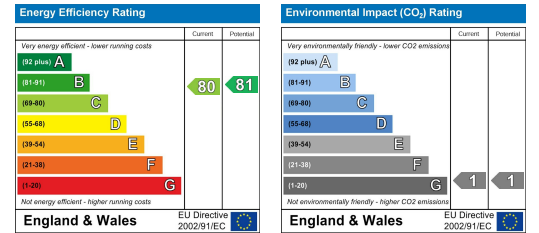
## Floor Plan



## 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.