



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Lancaster Road

Southport, PR8 2LE

**Offers Over £200,000**

Flexi-Agent are pleased to offer this delightful, two double bed roomed second floor apartment situated in a prime, Birkdale position, within walking distance of the sought after Birkdale village. The property has undergone a full refurbishment.

The property briefly comprises; entrance hallway with storage cupboard, spacious lounge, fitted kitchen/dining room, three piece family bathroom and two spacious double bedrooms. This apartment benefits from a sun-catching balcony, which is accessed from the kitchen.

Externally the property offers gloriously kept communal gardens, lift access, ample residents' parking and a garage.

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

Viewing is available immediately by appointment.

Council tax band D

EPC: C

Leasehold 999 years from start

Ground rent £17

Service charge per annum £1620.04

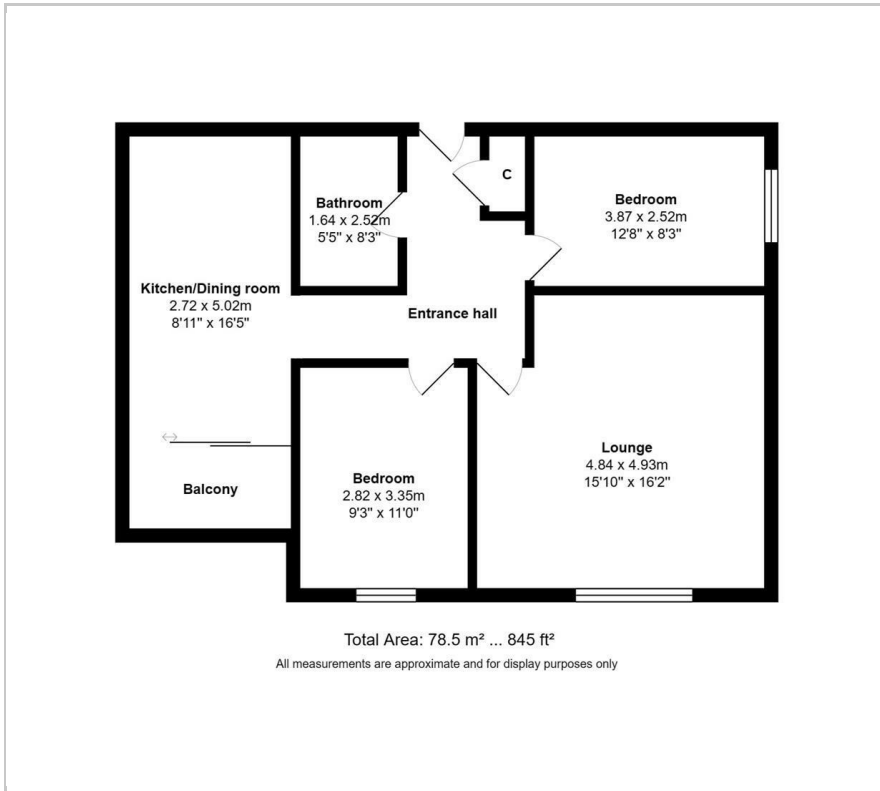
- Second floor apartment
- Two bedrooms
- Lift access
- Fully refurbished
- Packed with potential
- Garage & Parking available
- Sun catching balcony
- Sought after location
- Close to local amenities
- Viewings available on request

### 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.



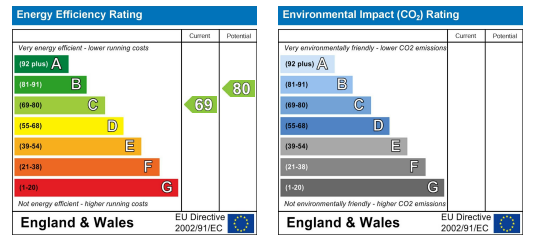
## Floor Plan



## 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.