



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Part Street

Southport, PR8 1HY

**Offers In Excess Of £100,000**

Flexi Agent are proud to promote this ground floor apartment, situated in a desirable residential location situated close to Southport Town Centre. The property is available for purchase with NO ONWARDS CHAIN and would make an ideal either first time / investment purchase.

The property briefly comprises: communal entrance hallway, entrance hall into the apartment, open plan living diner, a kitchen, two generously sized bedrooms and a family bathroom.

Externally, the property offers ample driveway parking to the front of the development and a communal garden to the rear. NO CHAIN.

Leasehold Information:  
999 year lease from start date  
Peppercorn ground rent

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 bedrooms
- Ground floor
- Open plan living diner
- Spacious proportions
- Generous kitchen
- Driveway parking
- Communal rear garden
- Central Southport location
- Walking distance to Lord Street & Birkdale village
- NO CHAIN



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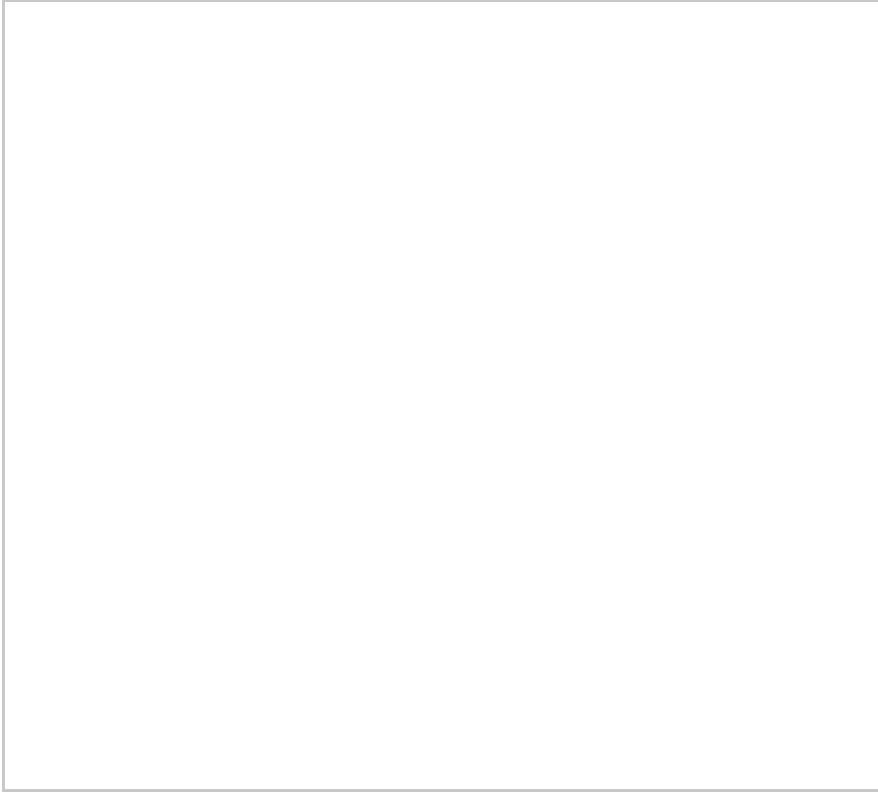
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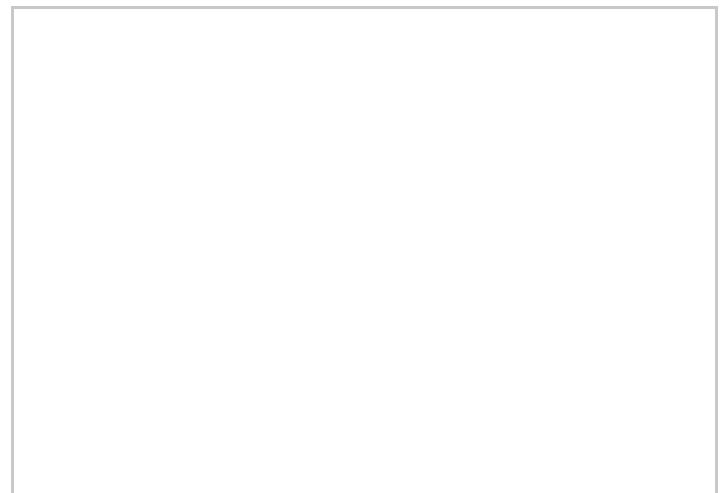
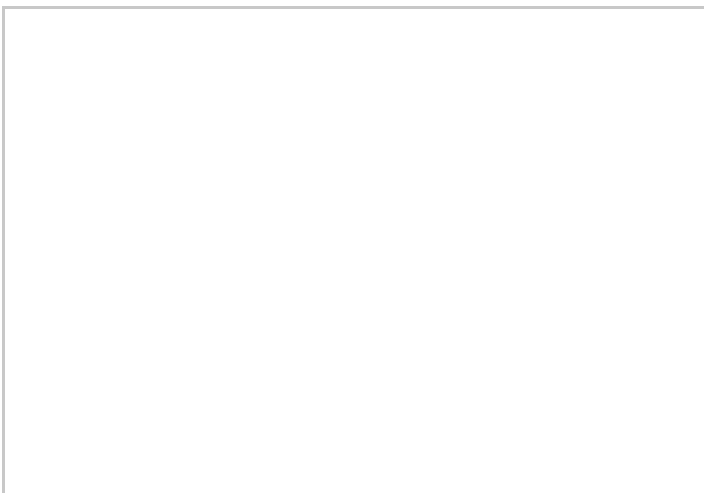
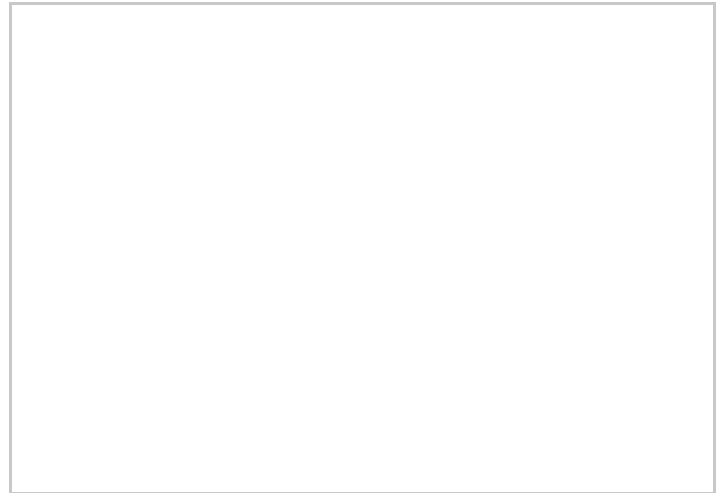
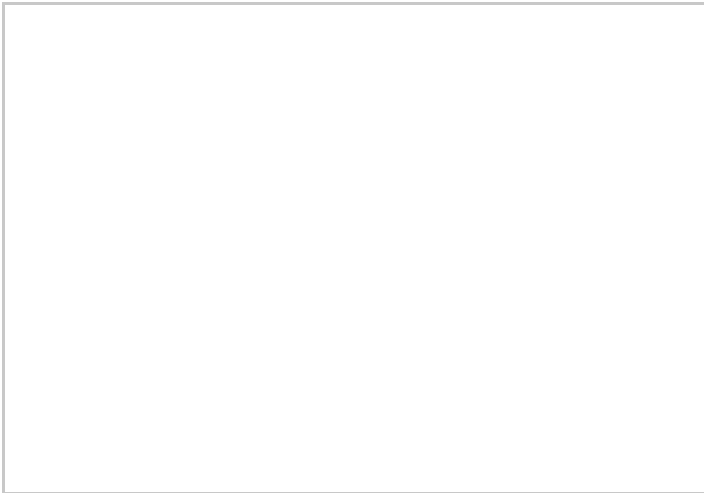
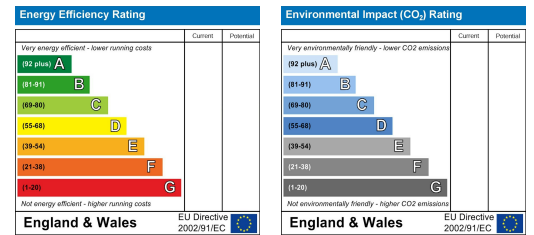
## Floor Plan



## 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.