



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Sussex Road Southport, PR9 0SS

### Offers In Excess Of £150,000

\*\*\*CURRENTLY LET FOR £1200PCM\*\*\* \*\*\*CIRCA 9.6% INVESTMENT RETURN\*\*\* \*\*\*FULLY REFURBISHED, TURNKEY INVESTMENT\*\*\*

Flexi Agent are proud to promote this beautifully presented, first floor luxurious apartment situated in a prime, residential Southport position. The property has been refurbished to exacting standards by the present owner and is now offered for sale with NO ONWARDS CHAIN.

The property is situated towards the north of Sussex Road, meaning this property benefits from immediate walking distance access to Southport Train Station, the Lord Street shopping boulevard and a nearby Retail Park for additional shopping needs.

This chic style apartment is situated on the first floor of this development and briefly comprises; private entrance hallway, stairs leading to the first floor, an open-plan living kitchen space, with integrated appliances and modern units, two spacious double bedrooms and a three piece family bathroom.

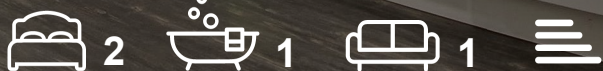
Externally, the property offers ample driveway parking to the front of the property. NO CHAIN.

Leasehold Information:  
999 year lease from start date

- Two double bedrooms
- First floor apartment
- Spacious, with grand proportions, circa 882sqft
- Open plan living
- Modern kitchen with integrated appliances
- Light & bright
- Excellent location
- Walking distance to Southport Train Station
- CIRCQ 9.6% INVESTMENT RETURN
- NO CHAIN

### 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

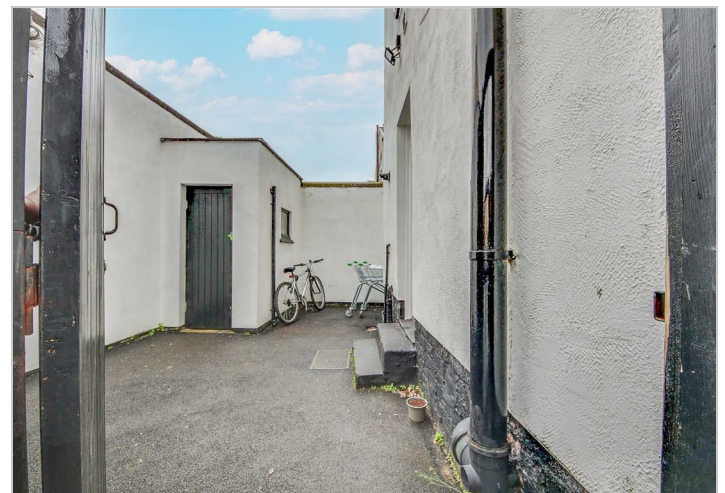
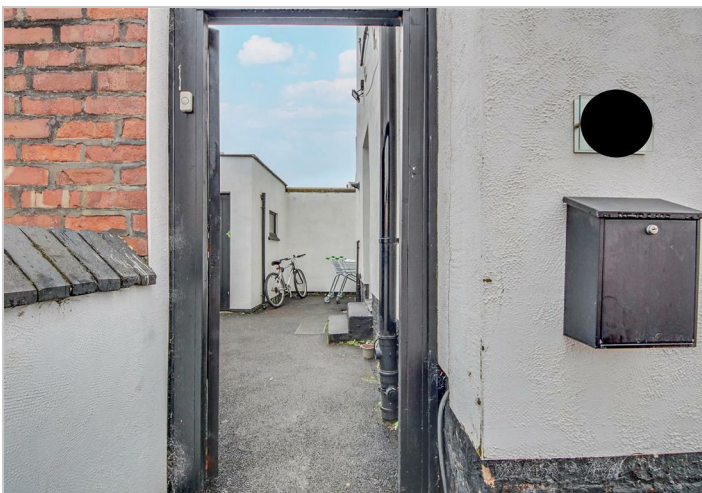
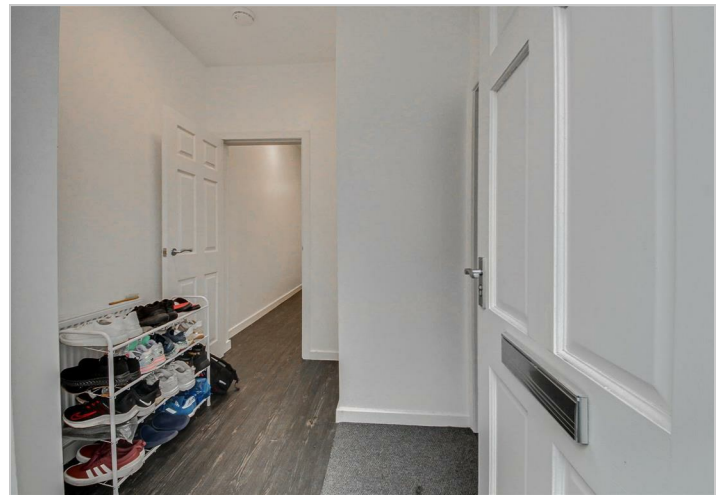


## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-98) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>		<b>England &amp; Wales</b>	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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