



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Sussex Road

Southport, PR9 0SS

**Offers In Excess Of £150,000**

\*\*\*EXCELLENT RESIDENTIAL INVESTMENT\*\*\* \*\*\*LET OUT FOR £1200PCM\*\*\* \*\*\*APPROX 9.6% INVESTMENT YIELD\*\*\* \*\*\*NO CHAIN\*\*\*

Flexi Agent are delighted to welcome this spacious, ultra modern, completely renovated two DOUBLE bedroom GROUND FLOOR apartment to the open sales market. The property is an excellent offering for first-time buyers/investors alike & is available for purchase with NO ONWARDS CHAIN.

The property which is accessed via its own private entrance briefly comprises; entrance hallway, open plan living including a high specification kitchen with integrated appliances, two double bedrooms and a modern FOUR PIECE family bathroom suite.

Externally, ample parking is available to the front of the property & a private courtyard garden with a brick-built storage outbuilding.

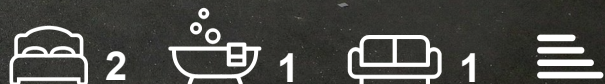
Leasehold Information:  
999 year lease from start date  
Peppercorn ground rent

Viewing is available immediately by appointment.

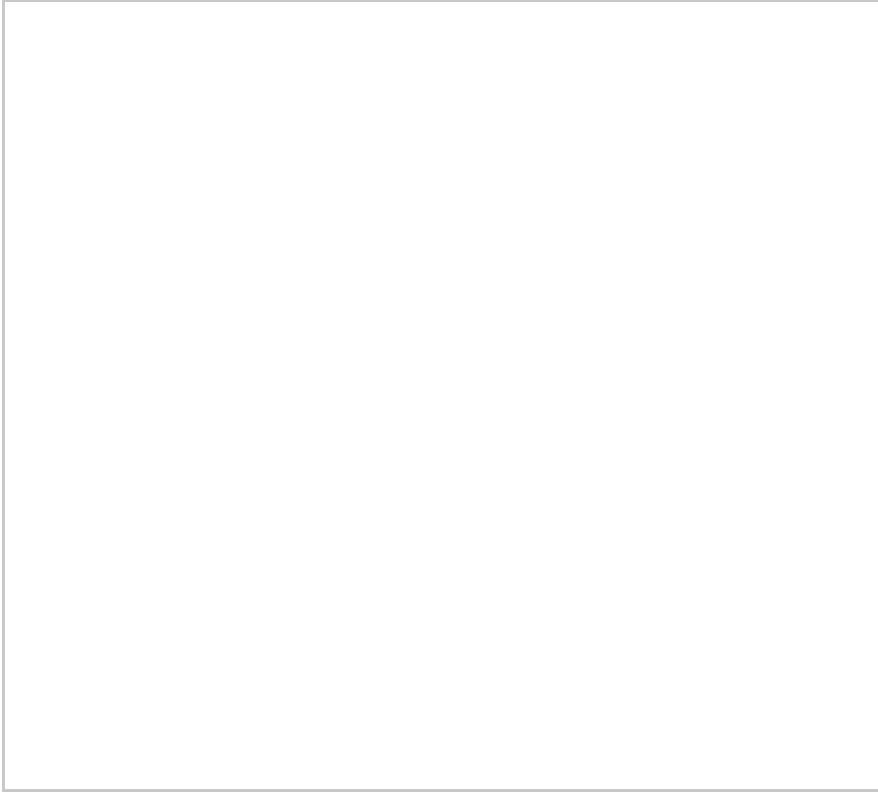
### Viewing

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 apartment
- Luxurious living accommodation
- Circa 871 square feet
- Open plan living
- Modern kitchen & bathroom
- Private courtyard garden
- Ample driveway parking
- Walking distance to Southport Town Centre & it's plethora of amenities
- NO CHAIN



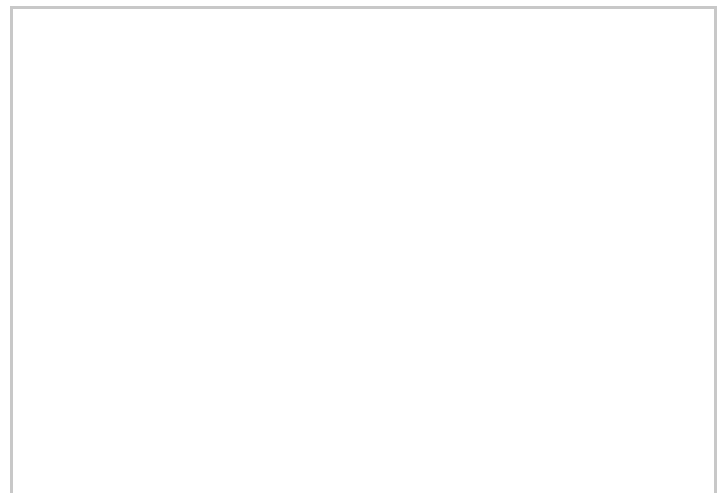
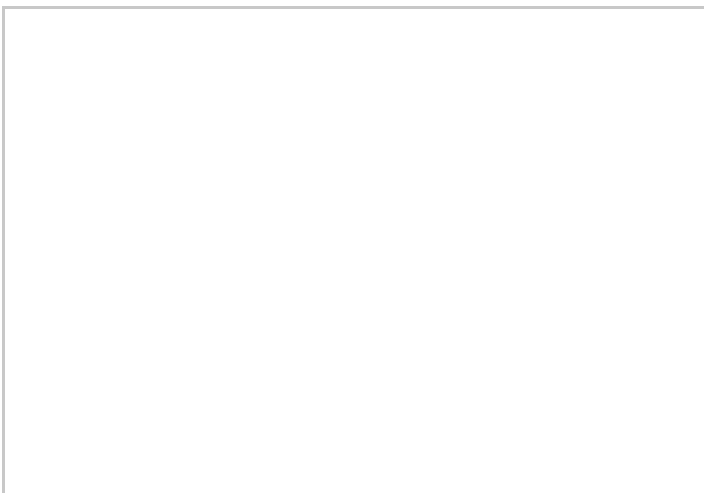
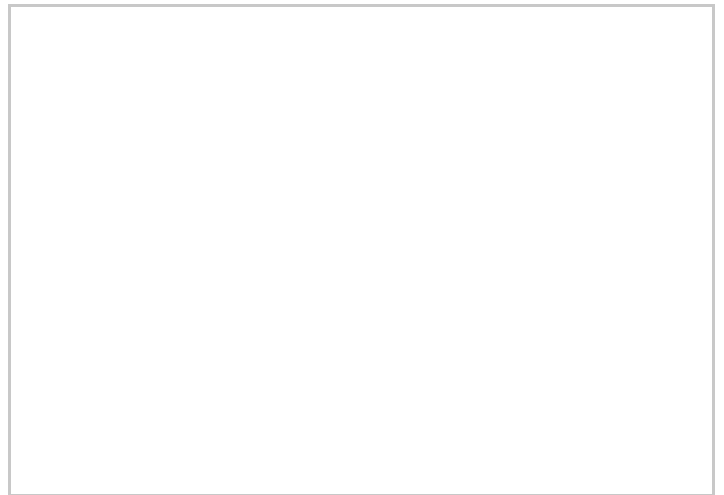
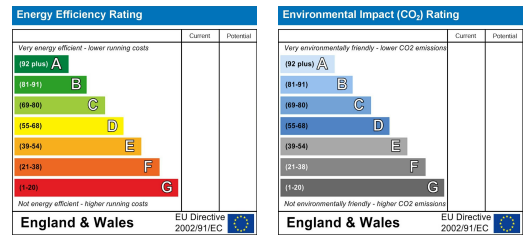
## Floor Plan



## 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.