



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Carnoustie Close

Southport, PR8 2FB

**Offers In Excess Of £190,000**

Flexi-Agent are delighted to offer this immaculate second floor apartment forming just one of eight similar properties in the block and offering independence and security. This property would suit a purchaser looking to downsize with space and comfort in mind not to mention an ideal location close to a number of Championship Golf courses and the buzzing Birkdale Village. Available for purchase with NO ONWARDS CHAIN.

This apartment briefly comprises; Entrance hall, a store cupboard, a DOUBLE bedroom, a master bedroom with a walk in shower en-suite, three-piece bathroom, lounge/diner including a gas fireplace, a turret dining area just off the main lounge with delightful views over Birkdale and a modern fitted L-shaped kitchen.

The communal entrance hall includes a communal door with audio entry access, stairs and passenger lift to all floors, upvc courtesy door to rear.

The private entrance hall includes an entry phone handset and access to loft space. Door to useful built in storage cupboard incorporating hanging space and shelving. Allocated residential parking.

Early inspection of this property is strongly recommend to fully appreciate what's on offer.

Viewings available upon request.

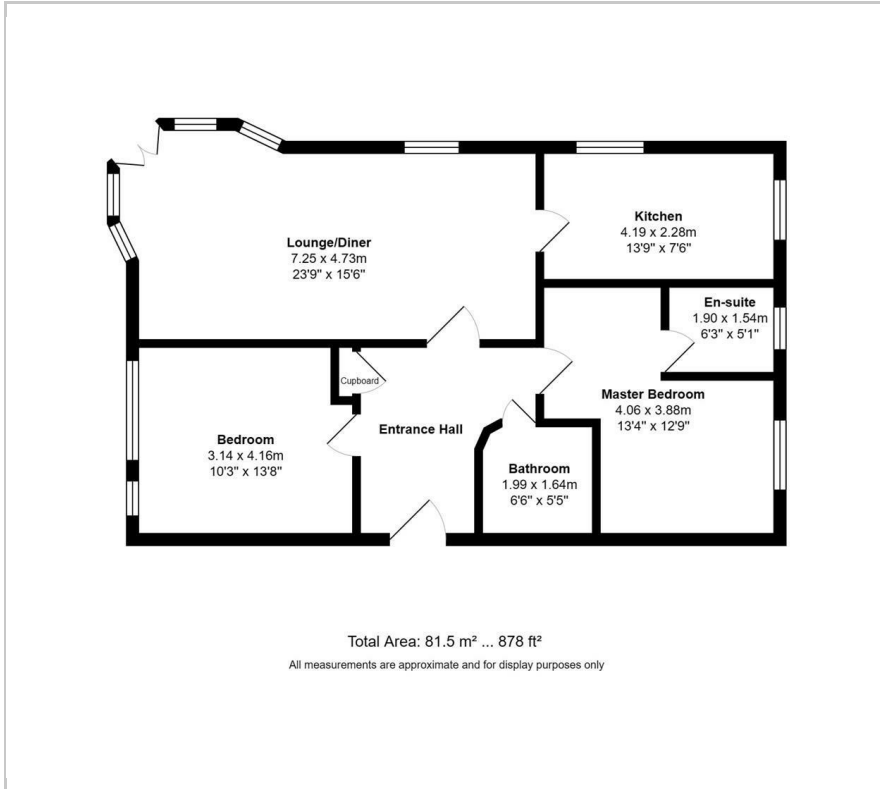
- Two bedroom second floor apartment, circa 878ft
- Generously sized DOUBLE bedroom
- Master bedroom
- Spacious lounge/diner
- Three-piece bathroom
- Turret dining area
- Modern fitted L-shaped kitchen
- Delightful views over Birkdale
- Located in a highly sought after location close to a number of Championship Golf courses and the buzzing Birkdale Village.
- Viewings available upon 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.



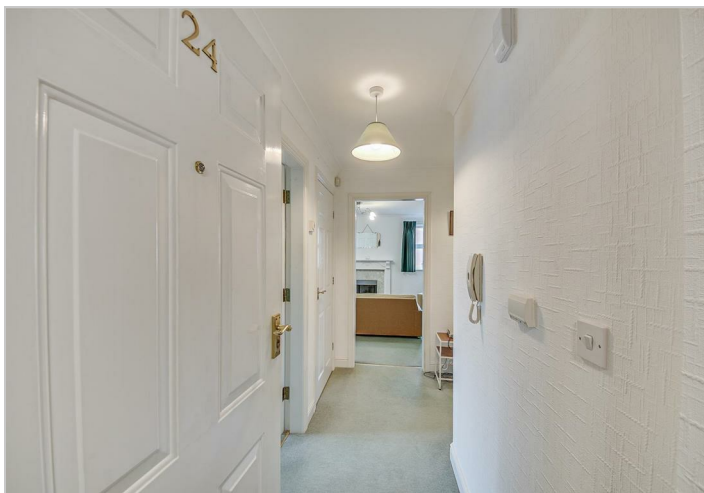
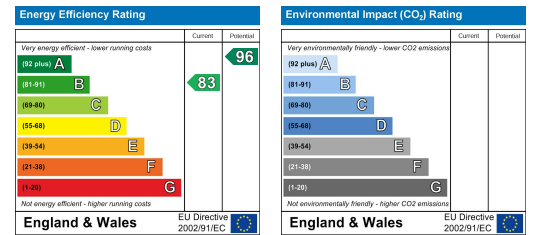
## Floor Plan



## 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.