



**FLEXIAGENT**



## Promenade

Southport, PR9 0DX

**£750 Per Month**

Flexi-Agent are delighted to present this ground floor one bedroom apartment to the open market. Located in Southport town centre, it is surrounded by a wealth of local amenities with local transport links a short walk away.

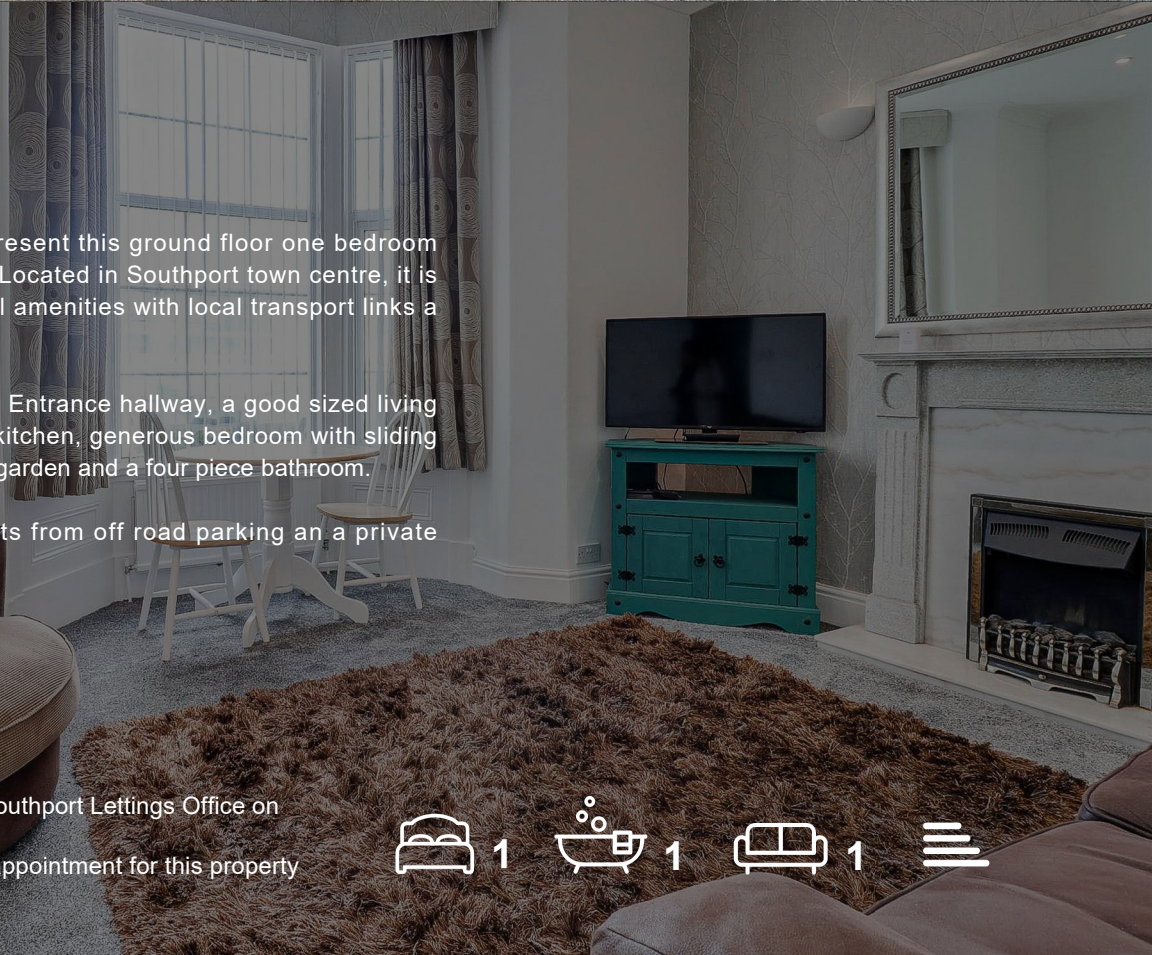
The property briefly comprises: Entrance hallway, a good sized living room with bay window, a fitted kitchen, generous bedroom with sliding doors leading to the private rear garden and a four piece bathroom.

Externally the property benefits from off road parking and a private courtyard garden.

Council Tax Band A  
Deposit £865.38

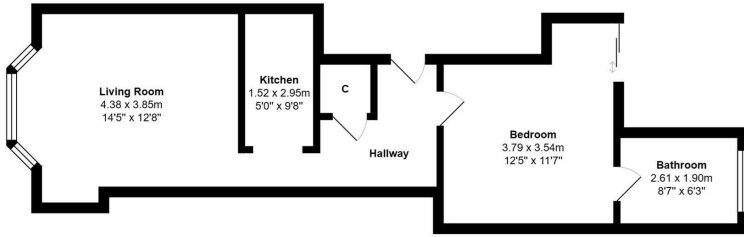
### Viewing

Please contact our Flexi-Agent Southport Lettings Office on 01704 889455 if you wish to arrange a viewing appointment for this property or require further information.





## Floor Plan



Total Area: 52.8 m<sup>2</sup> ... 569 ft<sup>2</sup>

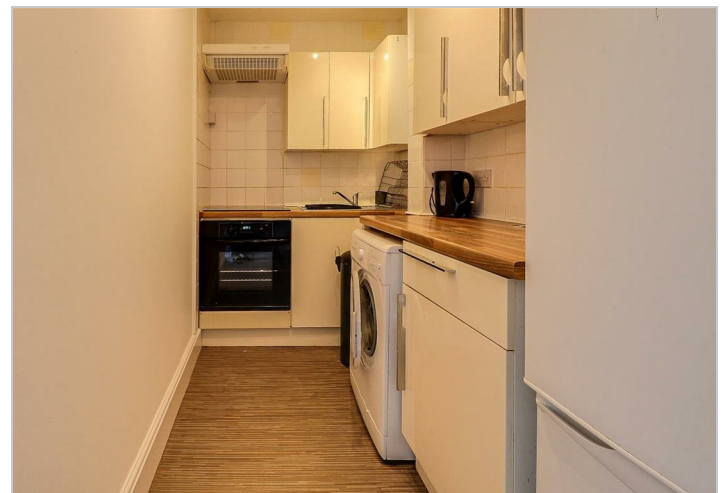
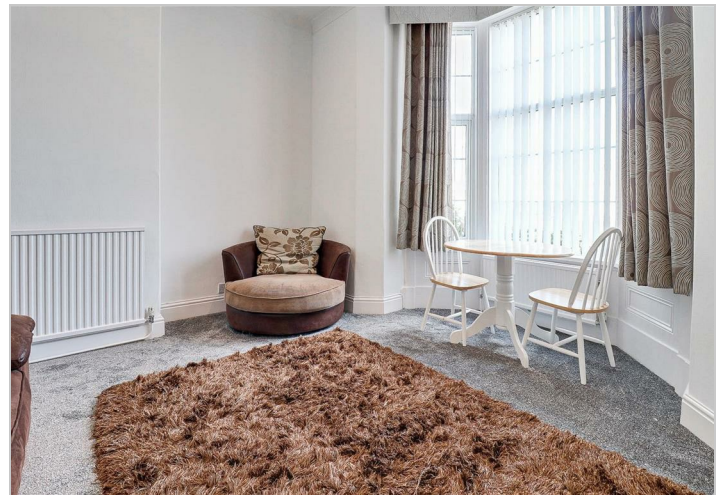
All measurements are approximate and for display purposes only

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92-91) <b>A</b>			(92-91) <b>A</b>		
(81-81) <b>B</b>			(81-81) <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>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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.