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Promenade

Southport, PR9 0EG

£450,000

LONDON LUXURY, OFFERED IN AN EXCLUSIVE RESIDENTIAL DEVELOPMENT

Significant investment has gone into this charming, amazing offering, with over £200,000 worth of upgrades - Flexi-Agent are proud to present this three bedroom modern townhouse situated in the courtyard of the popular Marine Gate Mansions development near to Southport's Promenade. The property overlooks beautiful gardens in the Courtyard area and is within walking distance of Lord Street and all amenities in the town centre. This fantastic property has been completely renovated to a very high specification throughout, with all fixtures & fittings installed - BRAND NEW.

The accommodation briefly comprises; Private entrance hallway, a spacious open plan living/dining space with a remote control gas fire with marble surround, a modern fitted kitchen/diner by Birkdale Kitchens with siemens appliances and pantry, a generous double bedroom and a family shower room. A stylish spiral staircase leads to the second floor and two more well-proportioned double bedrooms and a modern shower room and on offer.

The property benefits from Amtico flooring throughout the living areas, air conditioning, an integrated 'control 4' audio system and a secure 'London' intercom and lock system.

Externally the property is exceptionally well maintained, benefitting from landscaped communal gardens and a communal courtyard area, which is sun-catching and has an array of seating areas. The property also comes with an allocated parking space in the underground secure gated garage.

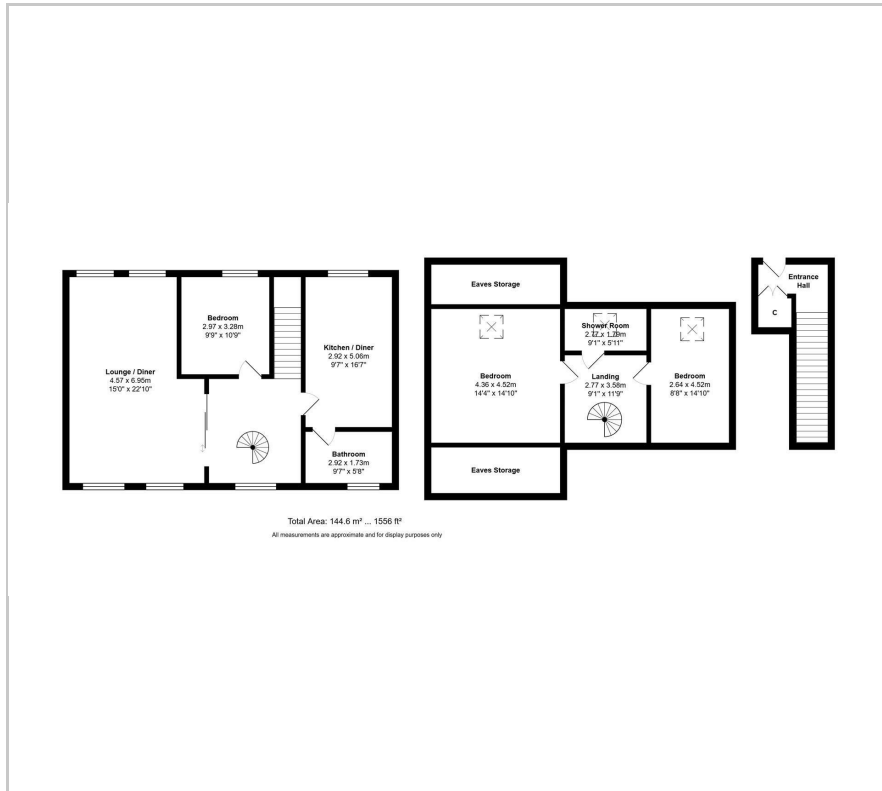
- Stunning, modern 'Townhouse' set over three magnificent floors
- Three double bedrooms
- Fully renovated, everything brand new
- Open plan, modern living spaces
- London style
- Amtico flooring
- Air conditioned
- Integrated Audio system
- Sought after location
- Viewing is available immediately by 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.



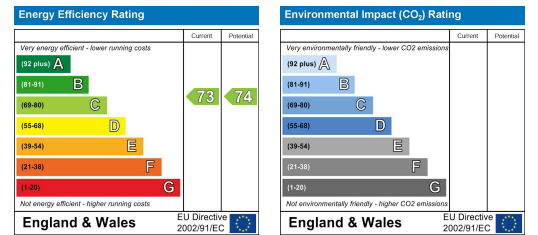
Floor Plan



Area Map



Energy Efficiency Graph



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