



FLEXIAGENT

Market Leading, Independent Estate Agents



Granville Road

Southport, PR8 2FT

Offers In Excess Of £575,000

Flexi-Agent are delighted to offer an extremely rare opportunity to purchase this two double bedroom, sensational recently built apartment located near Birkdale with excellent transport links via the A565, in an exclusive gated development of just five apartments.

The apartment can be accessed via both a lift or staircase and briefly comprises of: a grand reception hallway with storage cupboard, WC and utility cupboard, two excellent sized bedrooms both with ensuite bathrooms. There is an open plan kitchen-living space with a balcony facing the rear of the property - the balcony can be entered from both the kitchen and the master bedroom. The kitchen has high end integrated appliances throughout. To the front of the property is an open plan living and dining room with a second balcony. Externally the property offers a three car integral garage.

The apartment has been built to exacting standards, offers fully modernised living with underfloor heating and luxurious fixtures & fittings and the apartment offers a south-westerly facing aspect, so is flooded with natural light throughout the course of the day.

Early inspection of this property is strongly recommended to fully appreciate the accommodation on offer.

Viewings available upon request.

Council tax band: F

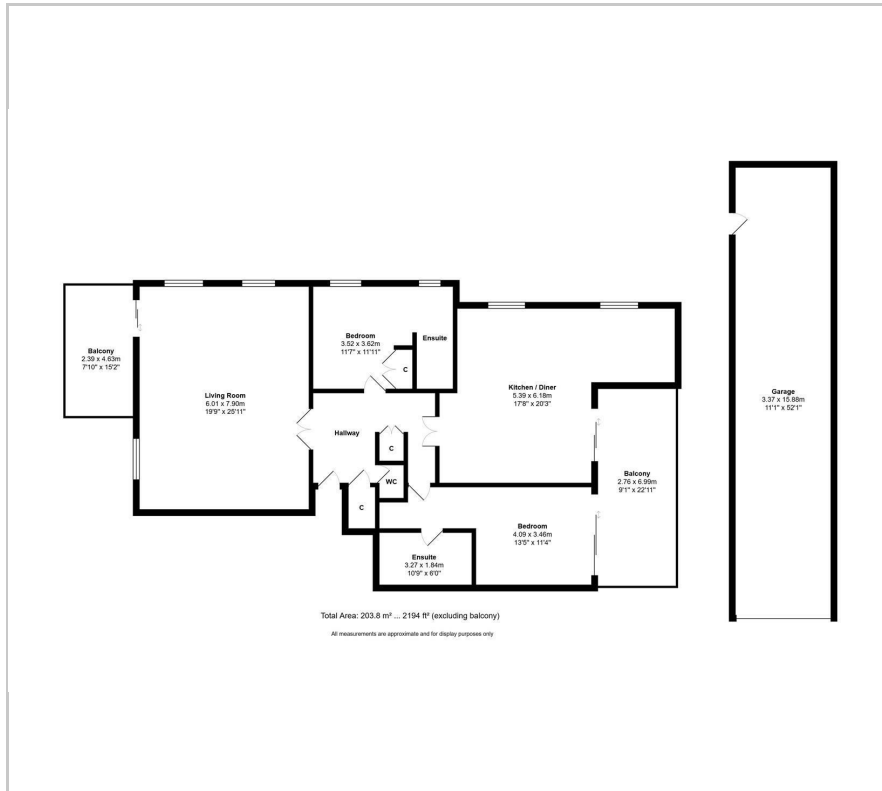
- Two double bedrooms, circa 2194 square feet including garage
- Luxurious newly built apartment, built in 2020
- Lift & staircase access
- Open plan kitchen-living space with balcony
- Open plan living & dining room with second balcony
- Generously sized reception hallway
- Two ensuites
- Excellent transport links via A565
- Triple integral garage
- 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.



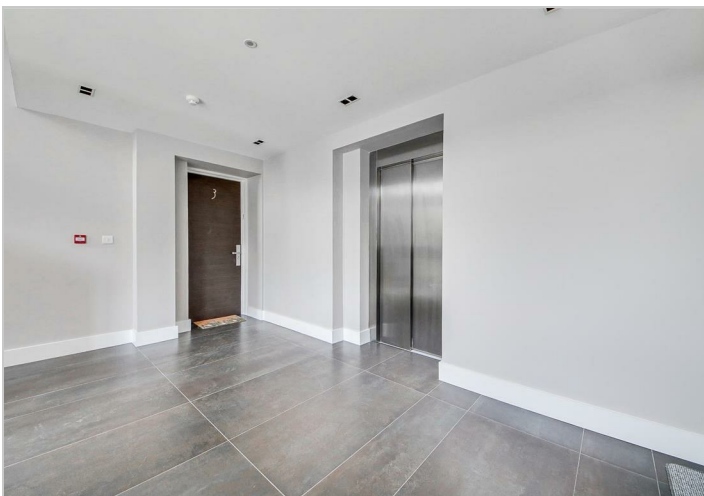
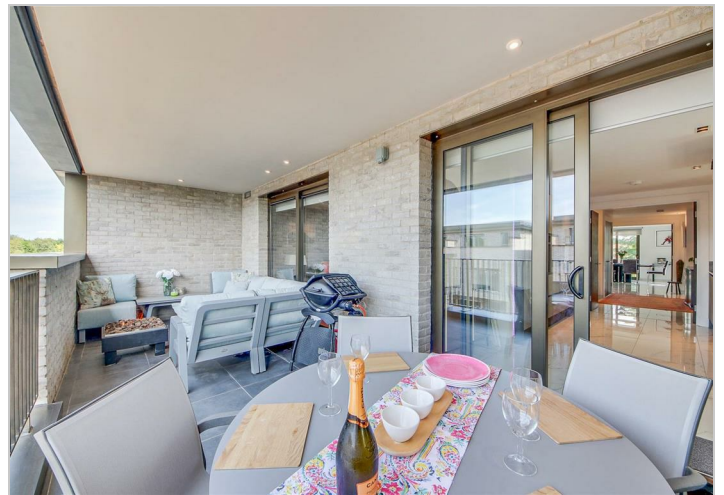
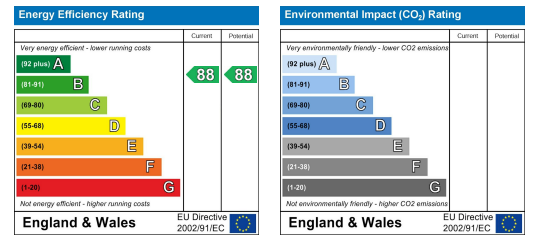
Floor Plan



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.