



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Cambridge Road Southport, PR9 9RJ

**£110,000**

Flexi Agent are delighted to present this two bedroom third floor apartment to the open market. Located in between a short distance to Hesketh Golf Club & Churchtown Village & Botanic Gardens, close to excellent schools, has easy access in and out of Southport Town Centre via the A565 with a brilliant bus route service. The location is also surrounded by a wealth of local amenities including many shops, restaurants and bars. Available for purchase with NO ONWARDS CHAIN.

The property briefly comprises of: spacious lounge, two bedroom with master being double, nicely presented compact kitchen & three piece bathroom.

Externally the property offers resident parking to the rear as well as communal gardens to the front & rear.

NO CHAIN  
Leasehold: details TBC  
Council tax band: B  
EPC: F

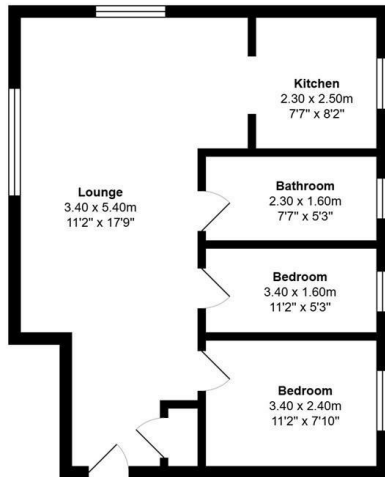
- Two bedrooms
- Third floor apartment, circa 501 square foot
- NO CHAIN
- Spacious lounge
- Nicely presented compact kitchen
- Three piece bathroom
- Rear resident parking
- Communal front & rear gardens
- Easy access bus transport links
- Viewings available upon request

### 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

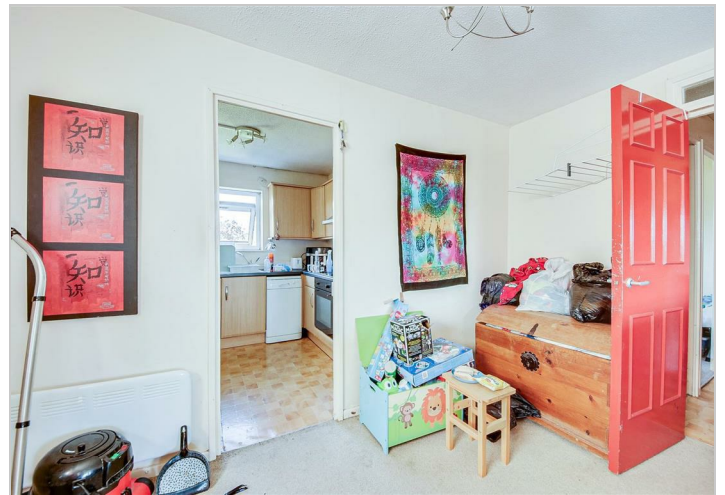
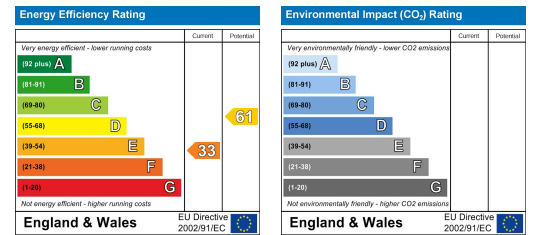


Total Area: 46.5 m<sup>2</sup> ... 501 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

## 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.