



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Nelson Court

Southport, PR8 2SH

**Offers In Excess Of £220,000**

Flexi-Agent are delighted to present this TWO DOUBLE BEDROOM ground floor apartment to the open market. Located in Birkdale & short distance to Birkdale village offering a range of shops, cafes, bars, amenities as well as transport links into Southport town centre. Available for purchase with NO ONWARDS CHAIN.

The property briefly comprises of; communal entrance leading to apartment, hallway, storage cupboards, two double bedrooms with master featuring ensuite, three piece bathroom, spacious living room diner with sliding doors leading to balcony, nicely presented kitchen.

Externally the property offers resident garage parking, off road visitor parking & well kept communal gardens.

Viewings available upon request.

NO CHAIN  
Leasehold: Service charge £142 a month  
Council tax band: D  
EPC: C

### Viewing

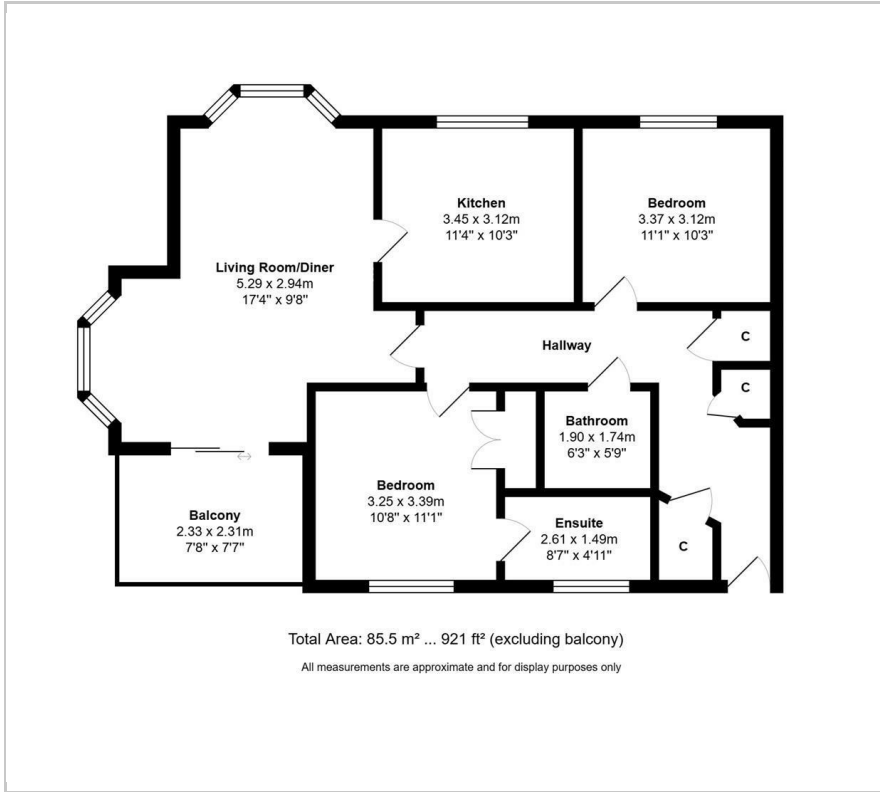
Please contact our Flexi Agent Southport Office on 01704 889455 if you wish to arrange a viewing appointment for this property or require further information.

- Two double bedrooms
- Ground floor apartment
- Circa 921 square foot
- NO CHAIN
- Spacious living room diner & balcony
- Nicely presented kitchen
- Three piece bathroom & ensuite
- Resident garage parking
- Communal gardens
- Viewings available upon request





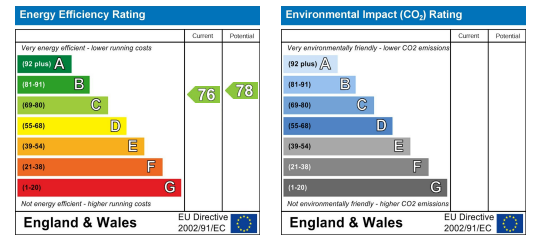
## Floor Plan



## 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.