



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Queens Road

Southport, PR9 9HN

**Offers In The Region Of £145,000**

Flexi Agent are delighted to present this two bedroom first floor apartment at the rear of the property. Situated nearby Southport Town Centre offering a host of amenities, cafes, bars, shops & great transport links. Available for purchase with NO ONWARDS CHAIN. Ideal first time buy / investment property.

The property briefly comprises of, two bedrooms, shower room & WC, spacious kitchen, open plan lounge diner.

Externally the property offers off street parking with garage to rear & communal gardens.

\*\*\*KEY FEATURES\*\*\*

- Boiler 18 months old
- Double glazed windows less than 1 months old

Viewings available upon request.

Leasehold  
Service charge £250 per quarter  
NO CHAIN  
Council tax band C  
EPC C

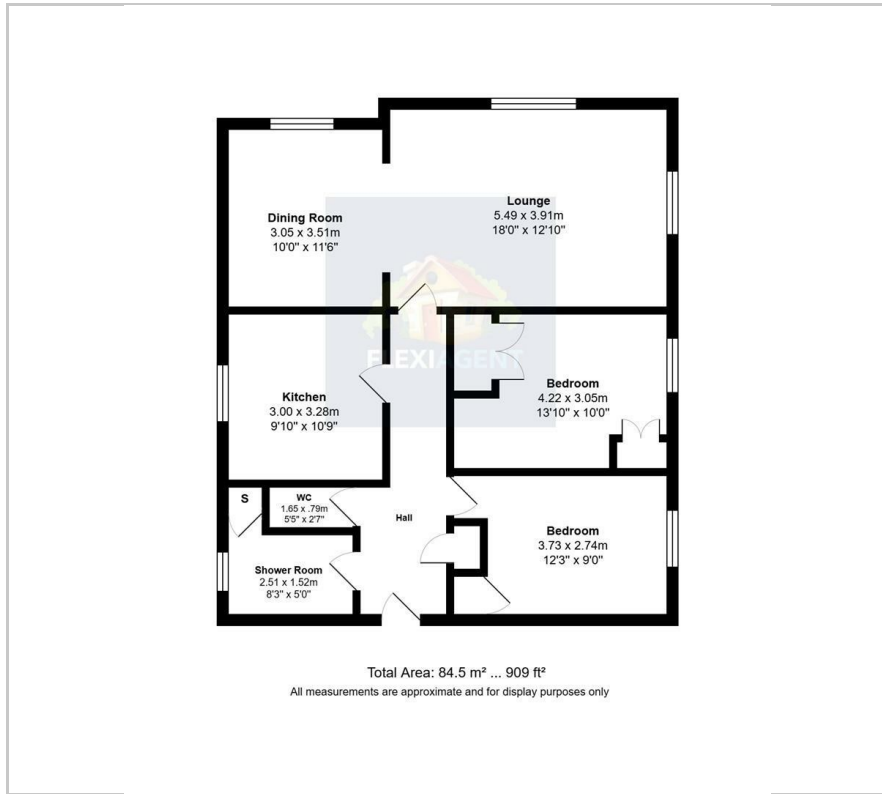
### Viewing

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.

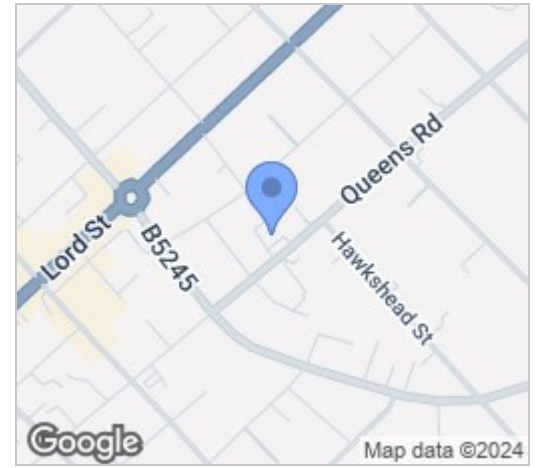
- Two bedrooms
- First floor apartment, circa 909 sqft
- NO CHAIN
- Ideal first time buy / investment property
- Shower room & WC
- Spacious kitchen
- Open plan lounge diner
- Off street parking & single garage
- Communal gardens
- Viewings available upon request



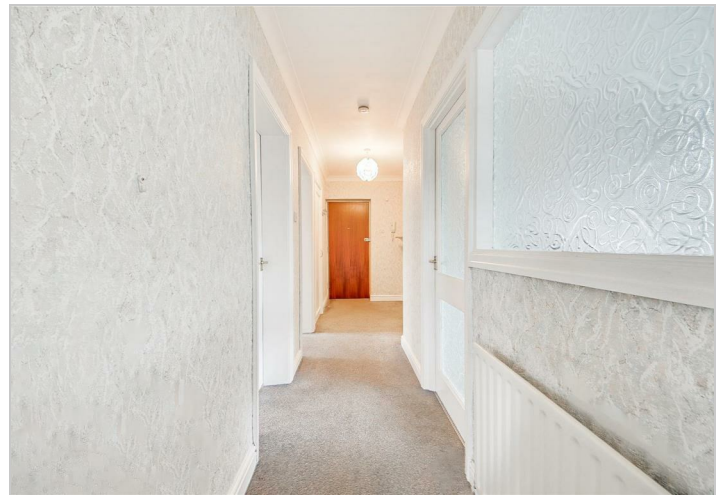
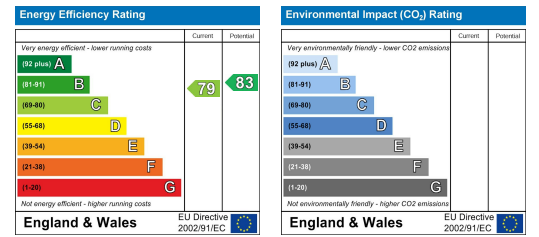
## Floor Plan



## 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.