



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Waterloo Road

Southport, PR8 2FY

**Offers In Excess Of £240,000**

Flexi-Agent are proud to promote this spacious two bedroom first floor apartment, situated in arguably one of Southport's most desirable residential locations. The property is situated on Waterloo Road, benefiting from immediate access to Birkdale Village which offers a plethora of amenities including, bars, boutiques, shops and Birkdale Village Train Station. Hillside Train Station is also within walking distance, as well as the award-winning Greenbank High School, Royal Birkdale Golf Club & Hillside Golf Club, making this an ideal, aspirational luxurious settlement.

The apartment briefly comprises: Welcoming entrance hall, lounge with French doors and Juliet balcony, a spacious well designed modern fitted kitchen diner also with French doors and Juliet balcony and a useful utility room and storage cupboards, three piece bathroom.

The main bedroom benefits from an en-suite shower room, French doors and a Juliet balcony. The second bedroom has French doors which lead to a balcony.

Externally, the property enjoys lawned communal gardens and allocated parking.

In addition, gas central heating and UPVC double glazing are installed throughout the apartment.

Viewings available upon request.

- Two bedrooms, first floor apartment
- En-Suite Shower Room
- Superb Dining Kitchen
- Cosy reception
- Modern White Baathroom
- French Doors and Juliet Balconies
- Laid to lawn communal gardens
- Walking distance from Birkdale Village
- Sought after area
- 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.

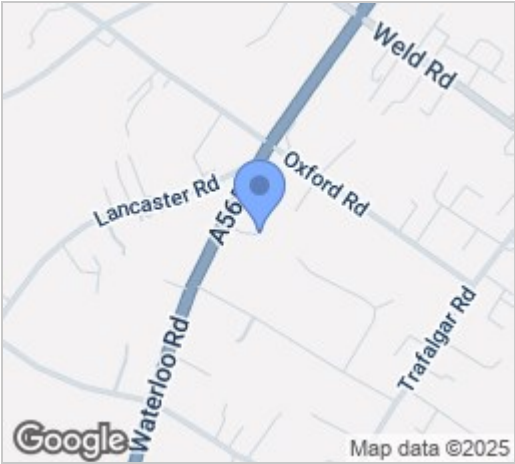




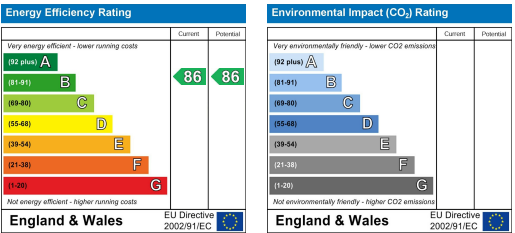
Floor Plan



Area Map



Energy Efficiency Graph



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