



FLEXIAGENT

Market Leading, Independent Estate Agents



Hoghton Street

Southport, PR9 0PY

Offers In Excess Of £40,000

*****INDEPENDENT LIVING*****

Flexi Agent is delighted to present this charming one-bedroom, first-floor apartment located on Hoghton Street, in the heart of Southport Town Centre. Offering an exceptional location, the property is within easy reach of a variety of local amenities, including shops, restaurants, and community facilities, providing both convenience and access to vibrant town life.

Built in 1986, the property consists of 33 apartments and is managed by FirstPort. The apartment offers a comfortable and accessible living space, making it an ideal choice for a retirement home. The building features communal areas, including a lounge, kitchen, laundry room, and garden. The service charge covers unlimited use of these facilities, with weekly social gatherings organised in the communal lounge. An on-site manager is available Monday to Friday, from 9 am to 2 pm, providing assistance as needed.

The apartment comprises a spacious lounge, a kitchen with integrated appliances and extra storage room, and a large bedroom with built-in storage and wardrobe. It also includes an accessible three-piece bathroom. A Jacuzzi bath with shower fittings adds an extra touch of luxury, while the west-facing windows allow plenty of natural sunlight. As an end apartment, it offers a quiet and secluded living space. For added safety, the property is equipped with an Appello Careline alarm system and smoke detection throughout.

- One bedroom, first floor apartment managed by Firstport
- INDEPENDENT LIVING, 60+ RESIDENTS ONLY
- Pets allowed but NOT guaranteed
- Accessible three piece bathroom with a jacuzzi bath and shower fittings
- Service charge covers use of the communal facilities
- Water bill covers use of the laundry room
- On-site manager available Monday to Friday, 9 am to 2 pm.
- Guest room offered for £30 per night
- On site resident parking and visitor parking available
- 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.



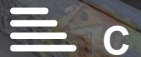
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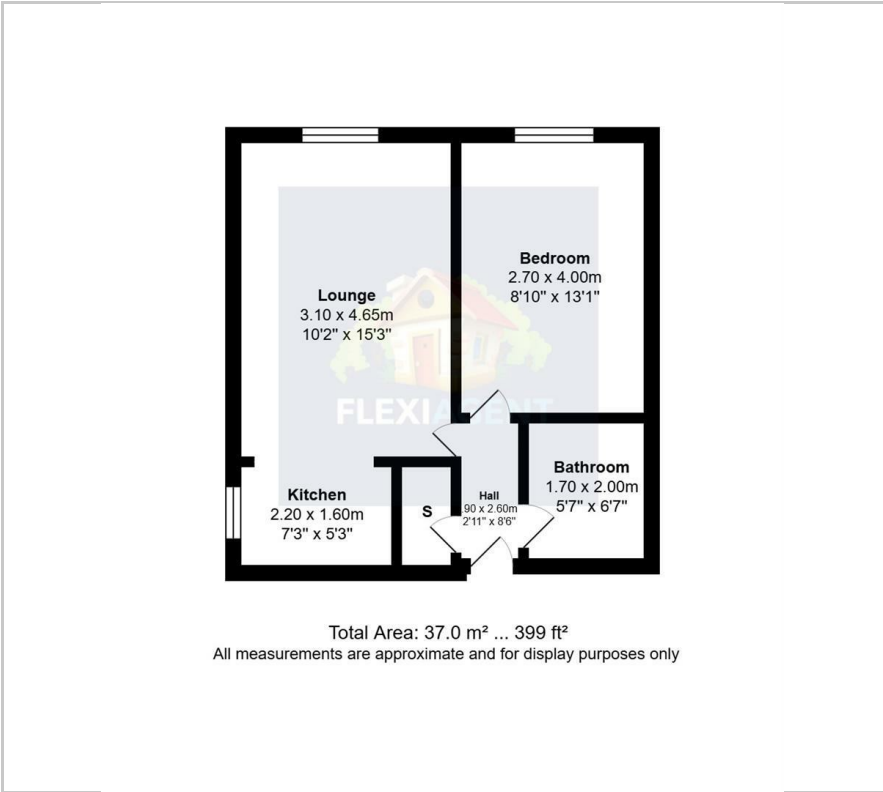


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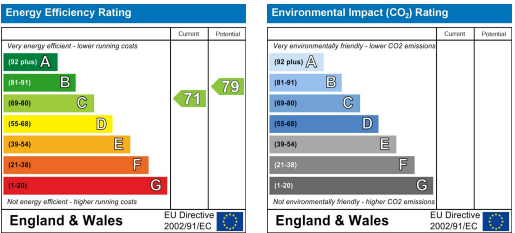
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.