



BRIGHOUSE
WOLFF

Flat 2, 12 Saunders Street, Southport, PR9 0HP
£150,000



A modern 2 bedroom ground floor apartment which is set in a sought after location, within close proximity of all Southport amenities, promenade & town centre.

Southport is renowned for its beautiful coastline, vibrant community, and excellent local amenities, including promenade, pier, marine lake, shops, restaurants, and a variety of recreational facilities. This property is well-positioned to take advantage of all that the area has to offer.

Southport railway station is located nearby and provides direct access into Liverpool & Manchester, whilst the nearby A565 (Formby Bypass & Southport New Road) provide excellent road links North & South.

The flexible accommodation which is modern, light and benefitting from no chain delay briefly comprises; Private entrance hallway, modern open plan living comprising lounge/dining area and modern kitchen, conservatory, two bedrooms and modern shower suite. To the exterior are private garden areas and off road allocated parking space.

Further benefits include but are not limited to; gas central heating with combination boiler, double glazing throughout & no further chain delay.

Please contact us today to arrange a convenient time to view.

FLAT 2 - GROUND FLOOR

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALLWAY

Entrance door located at the side elevation of the development, ceiling lighting.

INNER HALLWAY

Store cupboard, ceiling lighting, access to all accommodation.

OPEN PLAN LOUNGE & KITCHEN

18'8 x 14'6 (5.69m x 4.42m)

The lounge area is located to the rear of the property with upvc double glazed patio doors leading into the conservatory. Radiator panel, ceiling lighting & tv point. Open plan with the kitchen area creating a modern open living space.

The kitchen is fitted a modern and comprehensive range of wall and base units with contrasting work surfaces, flooring and splash backs. 5 burner gas hob, cooker hood and oven below, integrated dish washer and washing machine. Wall mounted gas combination central heating boiler, double glazed window and recessed spot lighting.

CONSERVATORY

5'5 x 13'8 (1.65m x 4.17m)

Double glazed windows and double doors, overlooking the private rear garden space. Polished timber effect flooring, electric wall heater.

BEDROOM 1

13'8 narrowing to 9'3 x 10'3 (4.17m narrowing to 2.82m x 3.12m)

Double glazed window, radiator panel & ceiling lighting.

BEDROOM 2

9'1 x 10'2 (2.77m x 3.10m)

Double glazed window, radiator panel & ceiling lighting.

SHOWER ROOM

Fitted with a modern white three piece shower suite comprising; oversized

shower cubicle with screens and overhead shower, low level wc, vanity wash basin, tiled elevations, extractor fan, heated towel rail, upvc frosted window, ceiling lighting.

GARDEN & PARKING

A private enclosed garden area is situated to the direct rear of the accommodation and provides private outdoor living space. The garden is flagged/block paved and fence enclosed with a timber built garden shed. Parking space no. 2 is reserved for the property.

MATERIAL INFORMATION

TENURE

LEASEHOLD

DETAILS OF LEASE

DATE: 12 December 2014

TERM: 250 years from 1 January 2014

MANAGEMENT CHARGES

£75/month

COUNCIL TAX

Sefton Council 2025/26.

BAND: C

CHARGE: £2,171.34.

(Sefton Council website)

MOBILE & BROADBAND

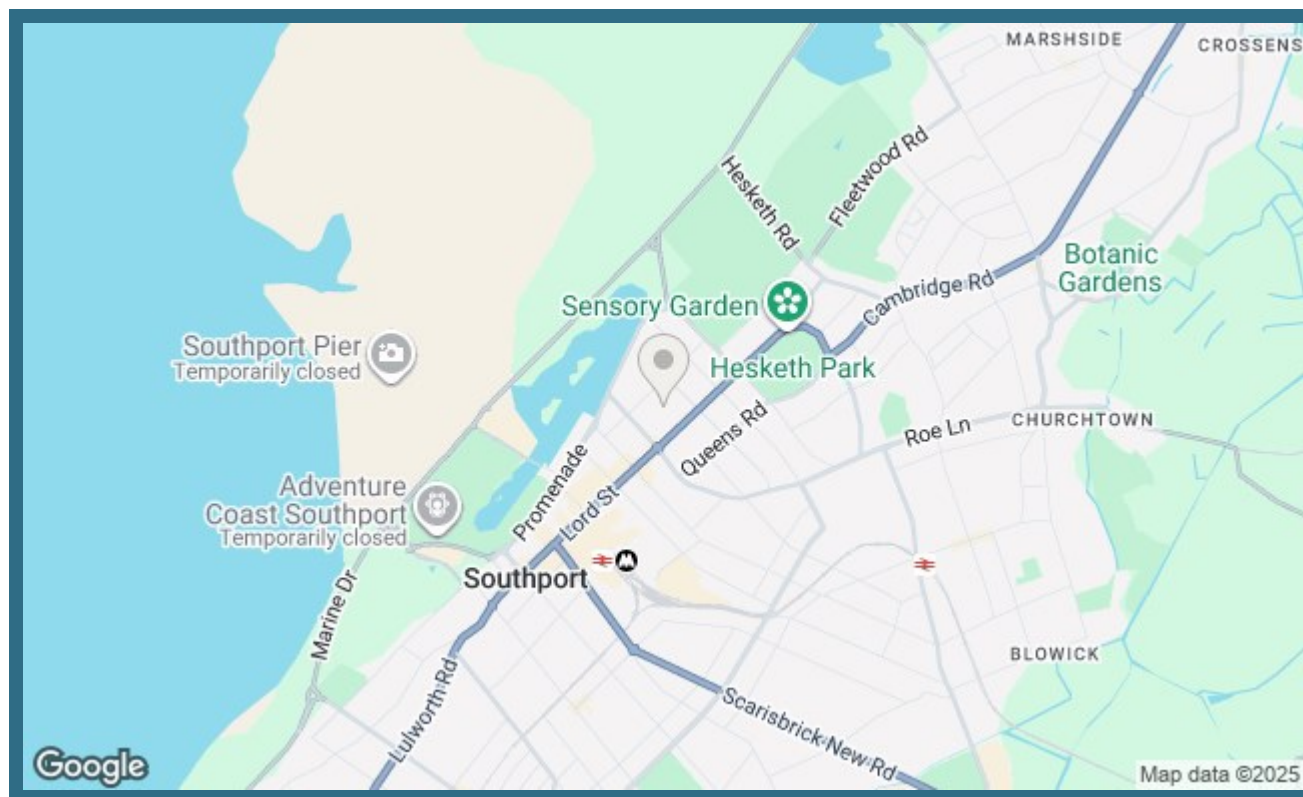
Mobile Signal: Good outdoors and in- home

Broadband: Ultrafast - Highest available download speed: 1800 Mbps.
Highest available upload speed: 220 Mbps.

(Ofcom website)

CONSTRUCTION

VIEWING BY APPOINTMENT



Important Information

We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

GROUND FLOOR
749 sq.ft. (69.6 sq.m.) approx.



TOTAL FLOOR AREA : 749 sq.ft. (69.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



