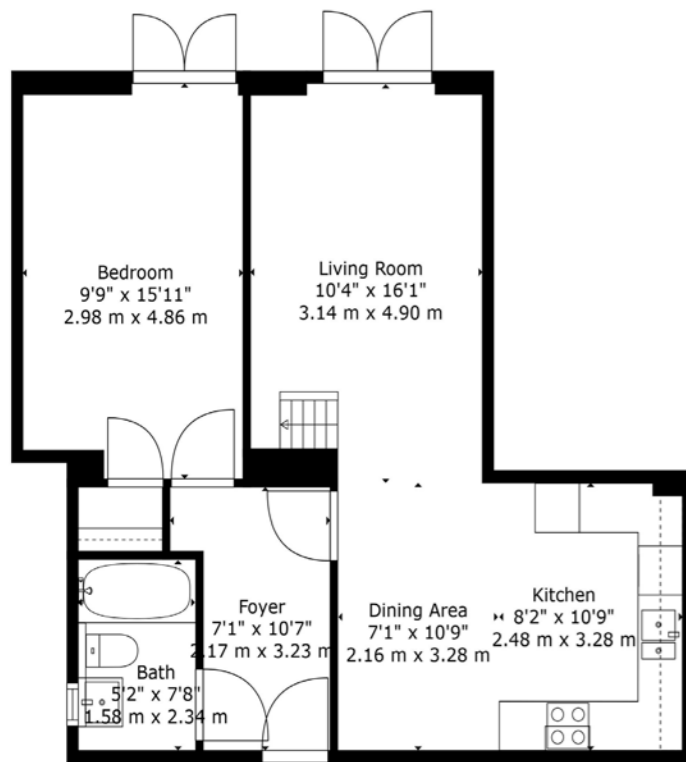


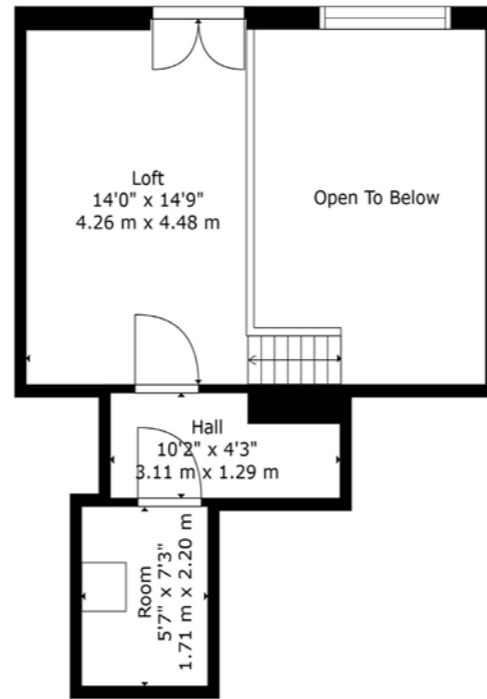


Ormskirk: 01695 570102
arnoldandphillips.com

Southport: 01704 778668
Chorley: 01257 241173
Parbold: 01257 442789



Floor 1



Floor 2

TOTAL: 852 sq. ft, 80 m2
FLOOR 1: 664 sq. ft, 62 m2, FLOOR 2: 188 sq. ft, 18 m2
EXCLUDED AREAS: LOW CEILING: 99 sq. ft, 9 m2, OPEN TO BELOW: 149 sq. ft, 14 m2
Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

Tenure: We are advised by our client that the property is Leasehold
Council Tax Band: C

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



Post Office Avenue, Southport

THE LUXURY PROPERTY SPECIALISTS

Arnold & Phillips are pleased to offer this modern first-floor one-bedroom mezzanine apartment for sale, residing within the popular 'Posting House' development along Post Office Avenue in the heart of Southport.

This well-presented property is offered with vacant possession and no onward chain, making it a highly appealing option for immediate occupancy. The location provides unparalleled convenience with excellent schools, a variety of shops, and a wide range of amenities all within close proximity, ensuring a vibrant and comfortable lifestyle.

Southport is a charming coastal town known for its picturesque scenery, bustling town centre and strong community spirit. The local area offers an array of attractions, including beautiful parks, recreational facilities, and the famous Southport Pier. Excellent transport links, including nearby train stations and major roadways, provide easy access to Liverpool, Manchester, and surrounding areas, making commuting and travel hassle-free.

The property is accessed via a secure intercom system with both lift and stair access, ensuring ease and security. Approaching the apartment, you are greeted by a sleek, modern entrance that sets the tone for the stylish interior. The ground floor features a spacious main living room, decorated in neutral tones and enhanced by modern patio doors that extend out onto a generous balcony, perfect for relaxing and enjoying the outdoors.

The fitted dining kitchen boasts an array of wall, base, and tower units, all designed with a modern aesthetic. It includes a range of integrated appliances and contrasting work surfaces, along with an ample dining area, making it an ideal space for both cooking and entertaining. The main bedroom is of generous proportions, illuminated by a second set of patio doors leading out to another balcony terrace, providing a serene retreat. Attractive communal gardens are also provided for residents, with the ability to rent parking spaces available.

A modern fitted bathroom suite includes a bath with an overhead shower, WC, and a vanity wash hand basin, all finished to a high standard. The large mezzanine area, accessed via a wooden staircase in the living room, offers an ideal office or entertainment space, adding to the versatility of the property.

Extending to around 852 square feet and residing in a central Southport modern apartment complex, this property is perfect for working professionals and investors alike. Its stylish design, prime location, and spacious layout make it a desirable residence. Internal inspection is highly advised to fully appreciate all that this exceptional apartment has to offer.





KEY FEATURES

- First Floor Apartment
- Popular Development
- One Bedroom
- Circa 852 Square Feet
- Stylish and Modern Design
- Communal Gardens
- Central Location
- Excellent Transport Links
- Car Parking Space Available to Buy Separately £15,000







