



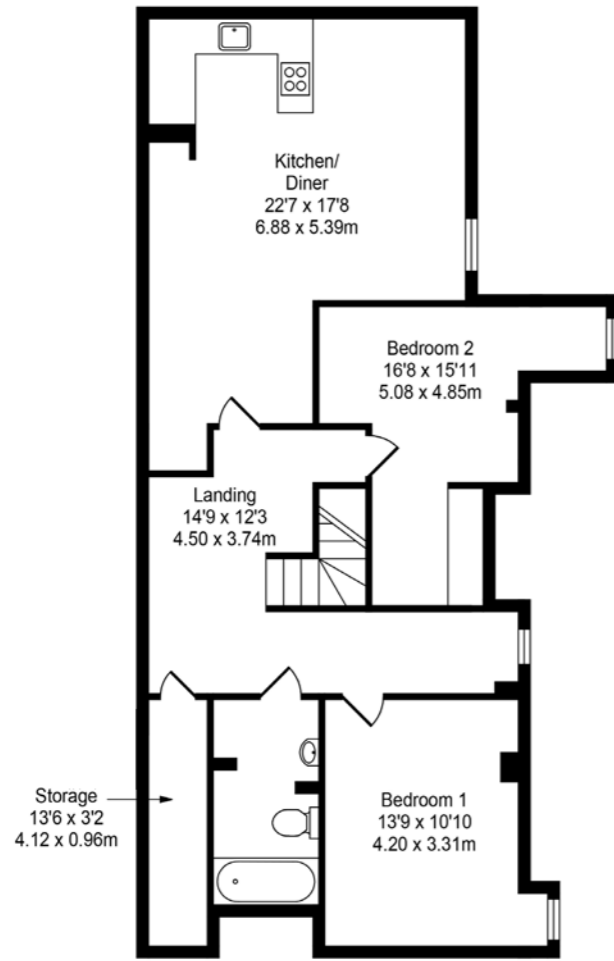
Southport: 01704 778668
Ormskirk: 01695 570102

Parbold: 01257 442789
Chorley: 01257 241173
arnoldandphillips.com

ARNOLD & PHILLIPS
ESTATE AGENTS

Total Approx. Floor Area 1017 Sq.ft. (94.51Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Approx. Floor Area 1017 Sq.Ft (94.51 Sq.M.)

Tenure: We are advised by our client that the property is Leasehold
Term of Lease: 999 years from 2007
Years Remaining on Lease: 982 years
Ground Rent: Peppercorn Rent
Service Charge: £2775 per annum
Council Tax Band: D
Details Prepared: 10/09/2024

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.



THE LUXURY PROPERTY SPECIALISTS

Marine Gate Mansions, Promenade, Southport



Arnold and Phillips are delighted to offer this two-bedroom apartment for sale in the heart of Southport, an ideal property for both investors and home buyers alike. This beautifully presented residence boasts an enviable location within close proximity to Southport town centre, local shops, and various amenities, making it an appealing option for those seeking convenience and comfort. The property is located in a sought-after residential area, offering a perfect balance of tranquillity and access to the vibrant town centre.

Southport is renowned for its coastal charm and historic appeal, making it a highly desirable area for property buyers. With its stunning coastline, award-winning parks, and a wealth of recreational facilities, the area has much to offer. Transport links are excellent, with nearby train stations providing direct services to Liverpool, Manchester, and other major cities, making it perfect for commuters. Local bus routes and easy access to major road networks also make travelling around the area seamless.

Approaching the property, you are greeted by a well-maintained communal entrance with secure entry, offering peace of mind. The exterior of the building is visually striking, with attractive brickwork and large windows that flood the apartment with natural light. The grounds are well cared for, and parking is readily available for both residents and visitors.

The apartment comprises two generously sized bedrooms, each offering comfort and space. The large open plan kitchen/living room is a great space for entertaining and relaxing with plenty of room for furniture. The bathroom services both bedrooms and features a three piece suite comprising bath, wash hand basin and WC.

This property is not only a stylish and comfortable home but also a sound investment. Whether you are looking for your next family home, a holiday retreat, or a valuable addition to your portfolio, this apartment offers exceptional value. With its prime location, excellent transport links, and modern features, it's a home that provides convenience, luxury, and a welcoming community.

For further details or to arrange a viewing, please contact our Southport branch today. We look forward to assisting you in finding your perfect home.



