

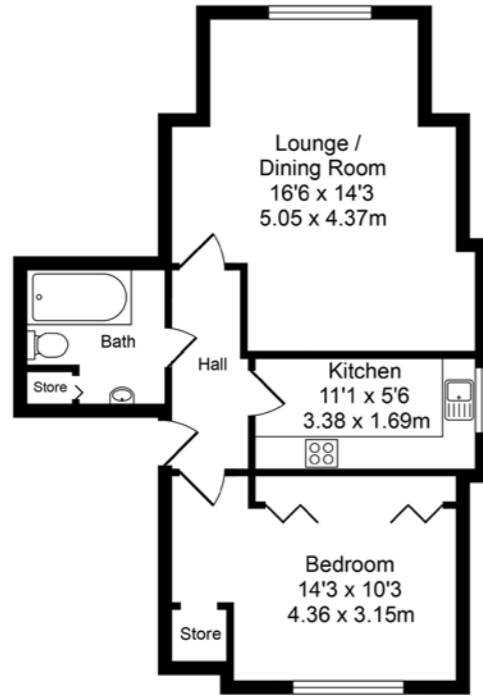


Ormskirk: 01695 570102  
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 Southport: 01704 778668

**Total Approx. Floor Area 512 Sq.ft. (47.6 Sq.M.)**

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



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

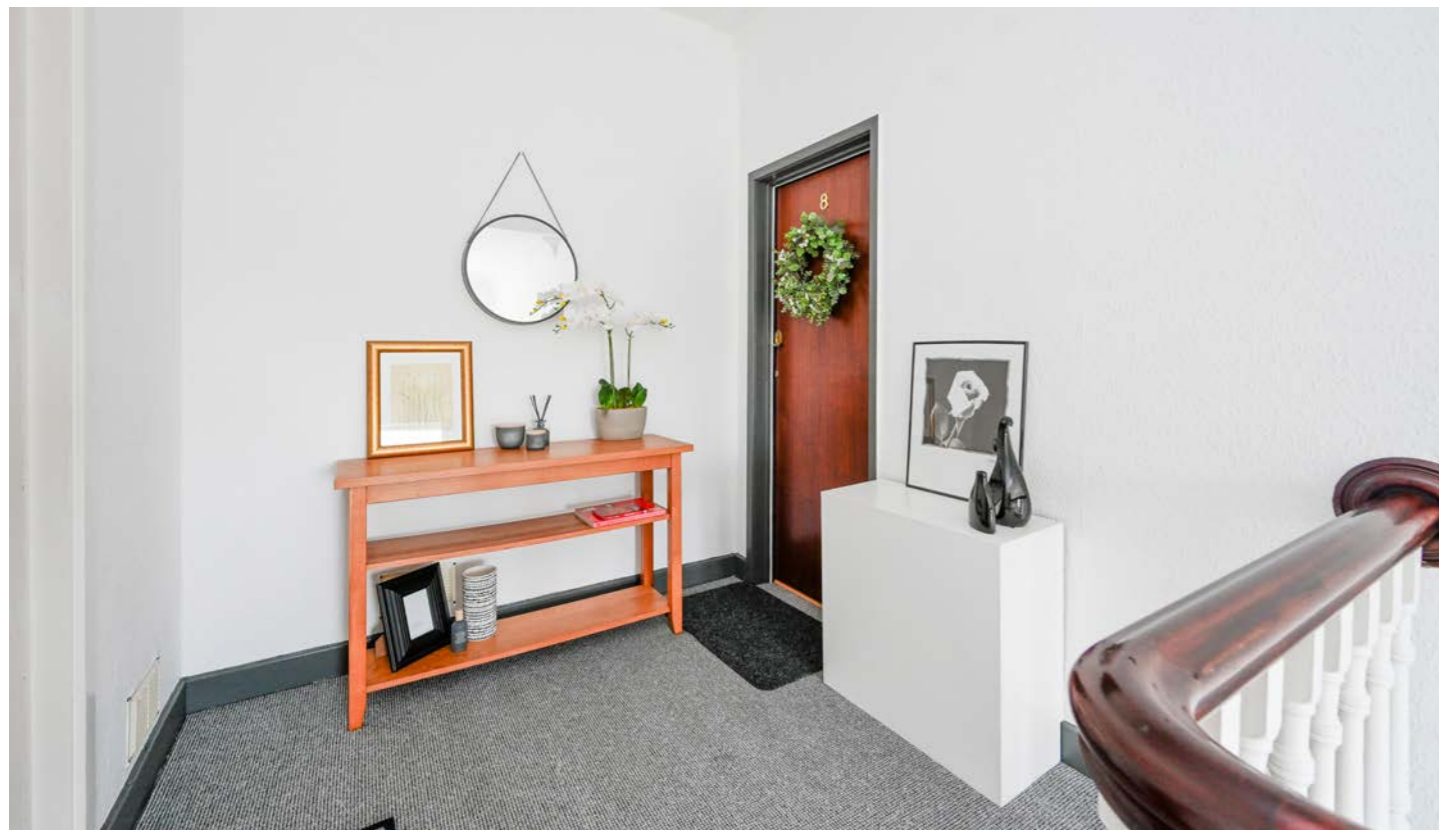
Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract 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](http://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.

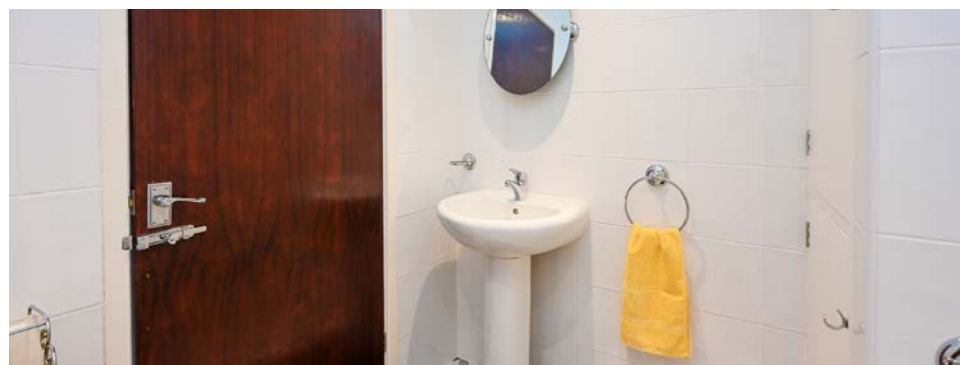


Arnold & Phillips are pleased to bring to market a unique opportunity to acquire this well-presented and self-contained one-bedroom apartment, set within a beautifully maintained building along the popular Promenade in Southport. Ideally positioned this vibrant apartment resides within close proximity to Southport Town Centre, complete with its varied and diverse range of amenities and independent retailers. Superb transport and commuter links are also on hand with the nearby rail station also within walking distance. With private allocated off-road residents parking, access is granted via a secure intercom system, with one received into a main communal entrance foyer.

Accessed via stairs, this well-presented property is bathed in natural light via large picture windows, with the main living/dining room enjoying a breathtaking outlook over Marine Lake and the seafront beyond. Well maintained and beautifully presented, a central kitchen provides a range of wall, base and tower units, with a range of integrated appliances provided. Adjacent to the kitchen resides a fitted modern bathroom suite, providing bath with overhead shower, WC and wash hand basin. The internal accommodation is completed with a large double bedroom which provides dramatic high ceilings and a range of integrated wardrobes and storage facilities.

Extending to a around 512 square feet and enjoying gas central heating and double glazing throughout, this bright property would be ideal for working professionals, first time buyers and investors alike. Internal insp-ec-tion is highly advised to fully appreciate the beautiful views afforded from within.





KEY FEATURES

Beautiful Apartment

Stunning Panoramic Vistas  
of the Marine Lake and  
Seafront

Circa 512 Square Feet of  
Living Accomodation

Central Southport  
Promenade Location

Off Road Private Parking

Ideal for Owner Occupiers  
or Investors

Superb Transport and  
Commuter Links







