



Argyle Court, Argyle Road, Southport, PR9 9LQ

Asking Price £165,000

- Available With Vacant Possession
- Sought After Position
- Well Maintained West Facing Gardens
- Small Patio Area
- Two Bedroom Apartment
- Bathroom and Separate W.C.
- Private Parking
- Viewing Essential to Fully Appreciate

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Immediately available with vacant possession. Tempo is delighted to present this spacious two bedroom apartment, in a sought after position near Hesketh Park. The accommodation comprises: Entrance Hall, Large lounge, Two large bedrooms with fitted wardrobes, Fully fitted kitchen, Bathroom and separate W.C. Well maintained west facing gardens with private parking and small patio with separate entrance door. The apartment is within easy reach of Southport town centre, frequent bus services run within 5mins walk. The apartment block benefits from an intercom system and CCTV surveillance. Viewing is essential to appreciate the space and convenience this property offers.



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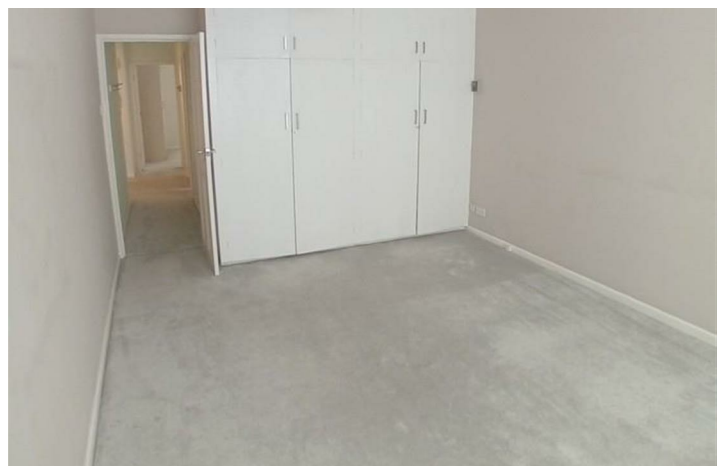
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Council Tax Band: C

Tenure: Leasehold

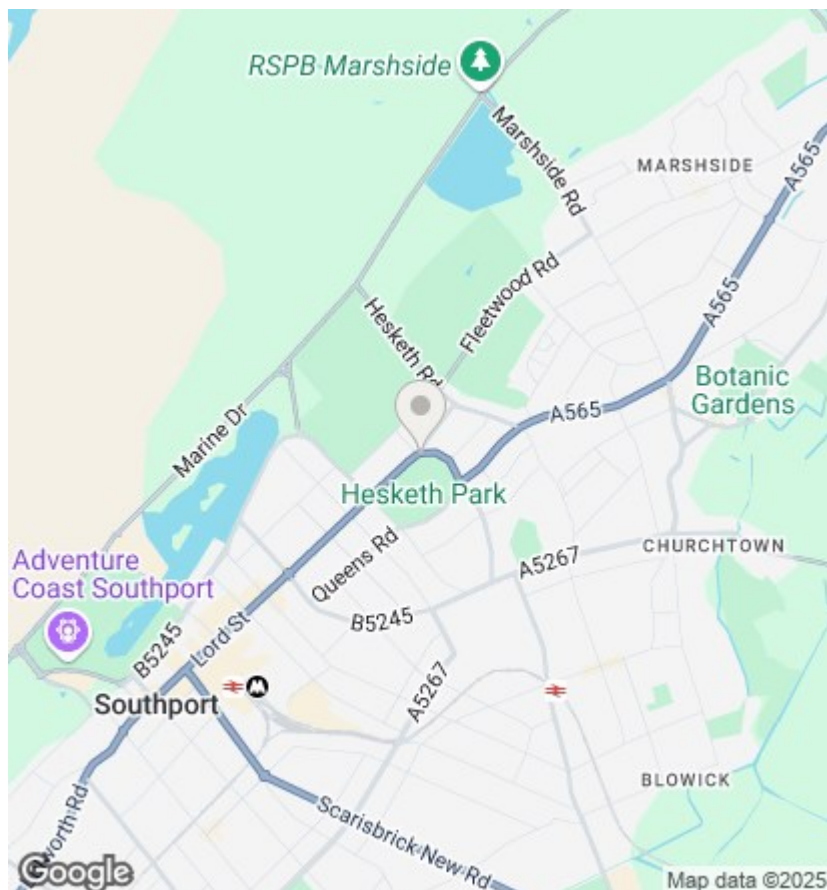


Dimensions

- Hall 8ft x 7ft
- Lounge 21ft x 12ft
- Kitchen 12ft x 8ft
- Master Bedroom 18ft x 11ft
- Second bedroom 11ft x 10ft







Notice

Please note we have not tested any apparatus, fixtures, fitting or services. Interested parties must undertake their own investigation into the working order of these items. All measurements stated in this brochure are approximate and photographs provided are for guidance only.

Viewings

Viewings by arrangement only. Call 01772 633399 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		

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