



Northwood

Lord Street, Southport, PR8



**£130,000**

- NO ONWARD CHAIN
- Popular Viceroy Court Development
- Ground Floor Position
- Spacious and Bright Living/Dining Room
- Two Double Bedrooms
- Modern Kitchen & Bathrooms
- Leasehold
- EPC rating D



Situated on the ever-popular Lord Street in Southport, this well-presented two-bedroom ground floor apartment is located within the sought-after Viceroy Court development, offering spacious accommodation in a prime town Centre setting.

The property benefits from secure communal access and a well-maintained building, just moments from Southport's famous boulevard, shops, cafes and transport links.



Internally, the apartment offers a generous and bright living space with large windows allowing for excellent natural light and a balcony area perfect for evening relaxation. The layout provides ample space for both lounge and dining areas, which can be separated by bi-folding doors which creates a versatile space. A separate fitted kitchen is accessed from the main living space and offers a modern range of units with integrated appliances and practical workspace.

There are two well-proportioned bedrooms, both suitable for double beds, along with a neatly presented bathroom. Being positioned on the ground floor, the apartment offers ease of access and convenience, making it suitable for a range of buyers including downsizers, first-time buyers or investors.

Further benefits include double glazing, gas central heating, and the advantage of living within walking distance of Southport town Centre and the Promenade.

An excellent opportunity to acquire a spacious ground floor apartment in one of Southport's most desirable locations — early viewing is highly recommended.

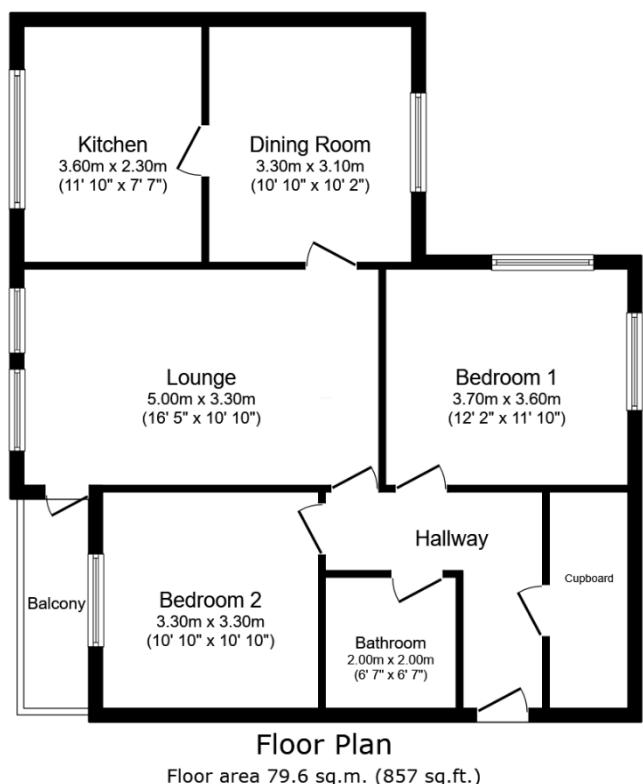
#### Additional Information

Vendor advises us of the below service charges -  
£200pcm Service Charge and £10 annual ground rent.

Garages are available underneath the building for a monthly cost. Other parking is available by residents permit parking.

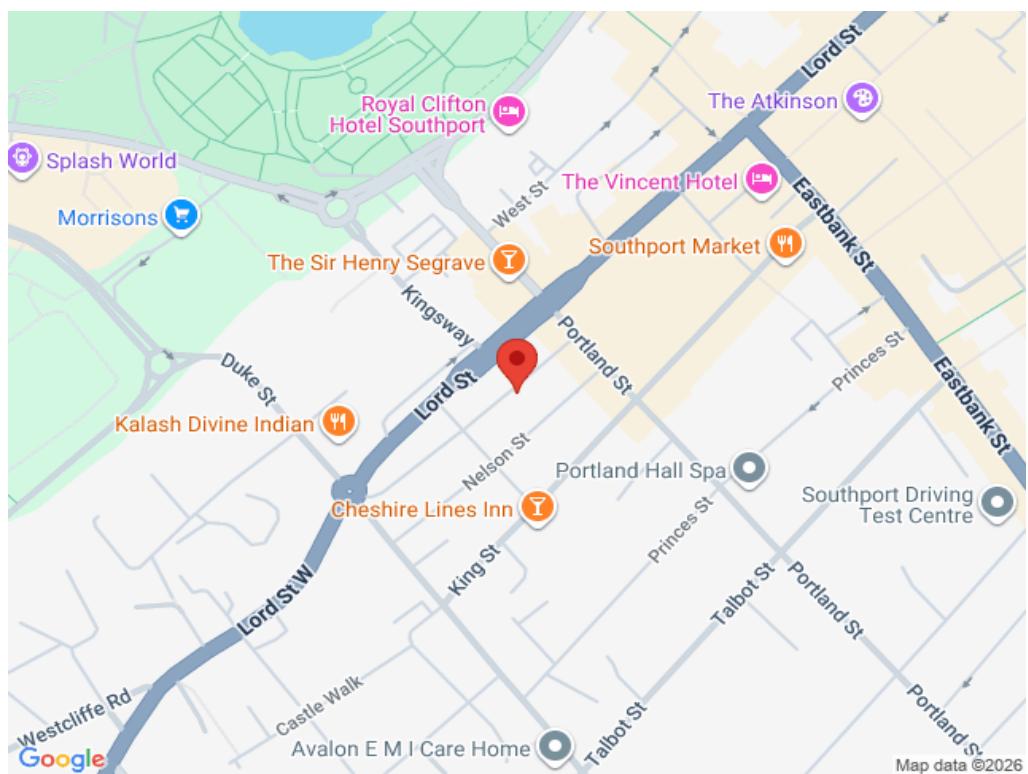
#### Disclaimer

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans exactly to scale. These details do not constitute part of any contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures, or services so cannot confirm that they are in working order and the property is sold on this basis.



**Total floor area: 79.6 sq.m. (857 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



Northwood Southport and Ormskirk

01704 545 657

southport@northwooduk.com