



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

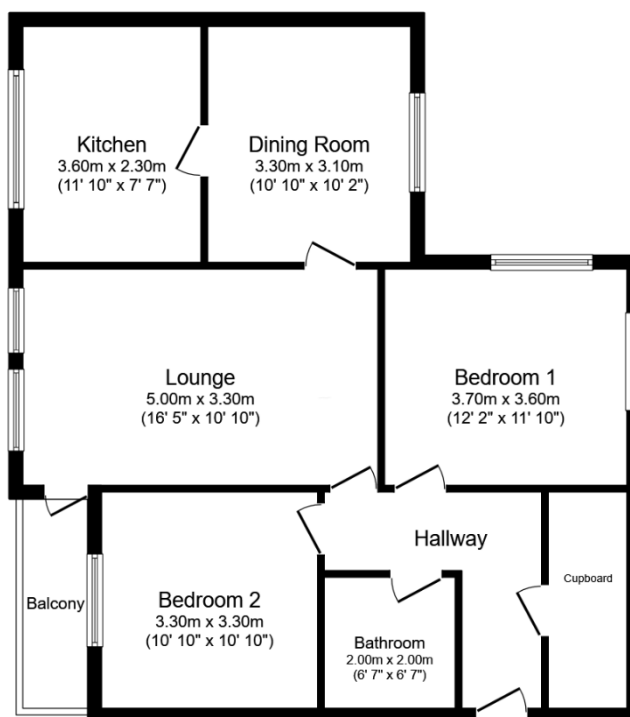
Vendor advises us of the below service charges -

£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

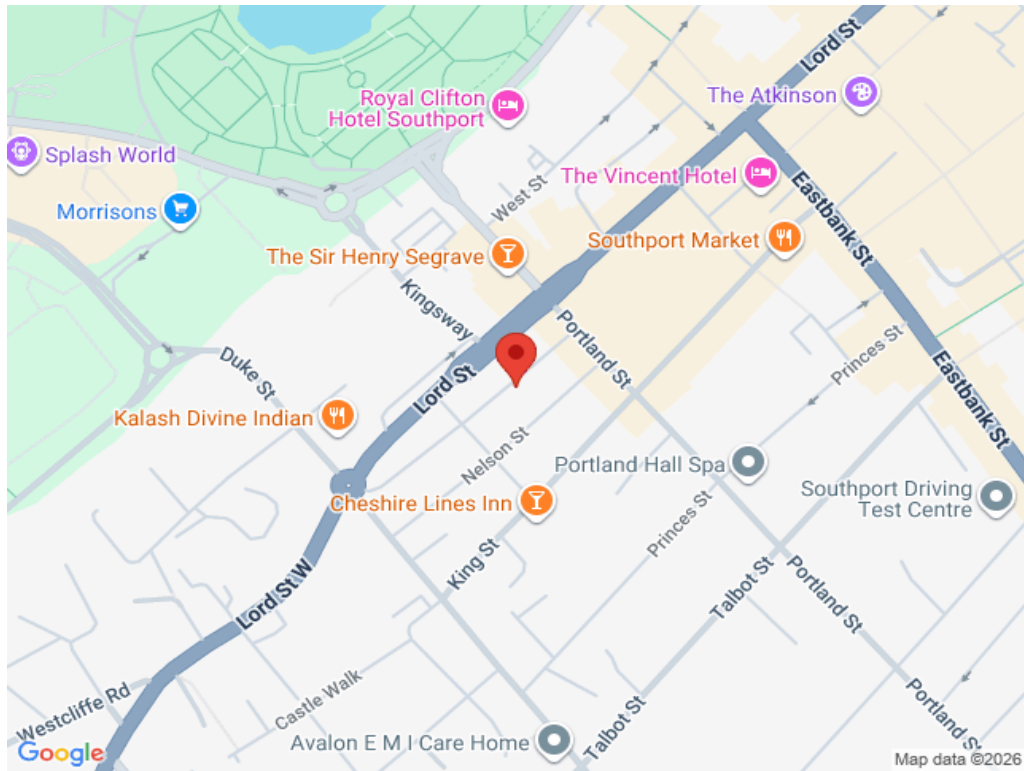
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Floor Plan
Floor area 79.6 sq.m. (857 sq.ft.)

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



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		