



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Saunders Street

Southport, PR9 0HP

**Offers In Excess Of £75,000**

Flexi-Agent is delighted to present this one double bedroom second floor apartment to the open market. Located walking distance from Southport Town Centre & Marine Lake; offering great transport links and a plethora of amenities including highly regarded restaurants, bars and shops as well as short distance from the beautiful Hesketh Park. Ideal first time buy or investment property & available for purchase with NO ONWARDS CHAIN.

The property has a communal entrance & briefly comprises of; hallway, store room, three piece bathroom, lounge, double bedroom & nicely presented kitchen.

Externally the property offers off road parking (first come first serve), to the rear offers a communal sun catching garden.

Viewings available upon request.

NO CHAIN

Leasehold: Service charge £75 monthly

Council tax band A

EPC E

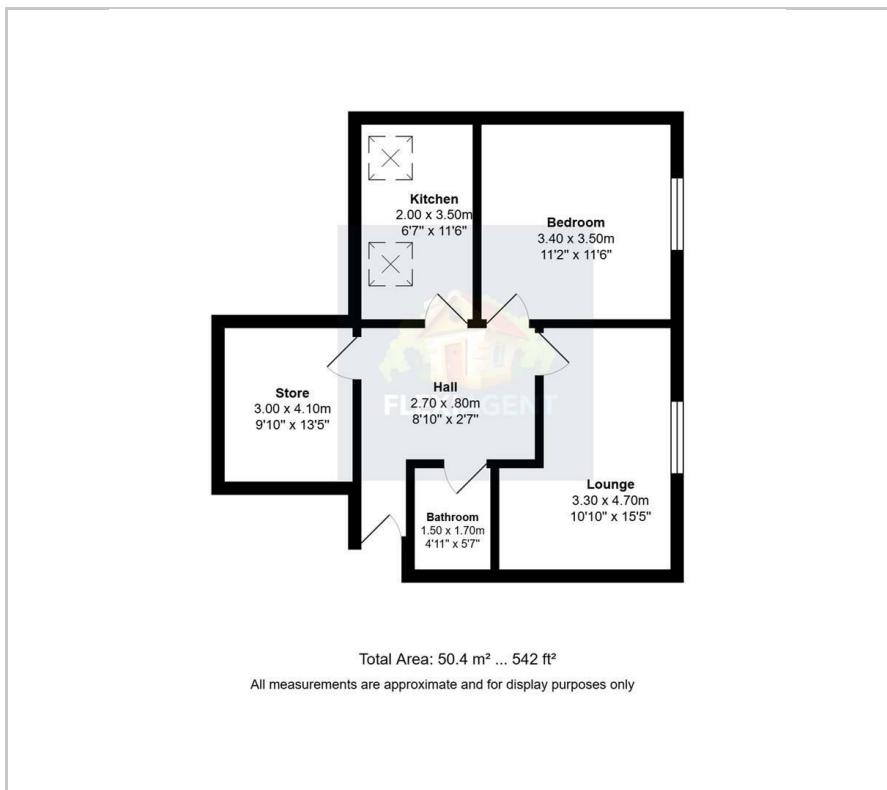
### Viewing

Please contact our Flexi Agent Southport Office on 01704 889455 if you wish to arrange a viewing appointment for this property or require further information.

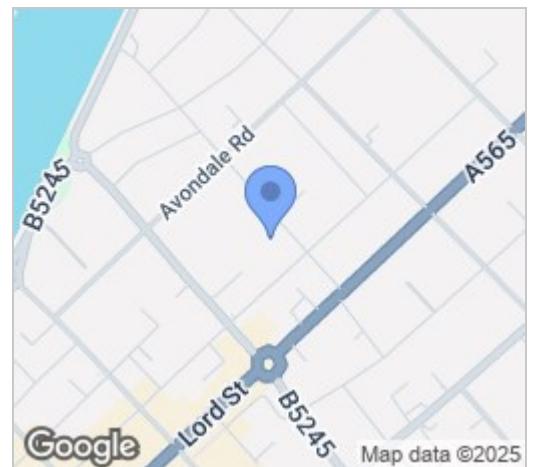
- One double bedroom
- Second floor apartment, circa 542 sqft
- NO CHAIN
- One reception room
- Nicely presented kitchen
- Three piece bathroom
- Walking distance from Southport town centre
- Off road parking
- Communal garden
- Viewings available upon request



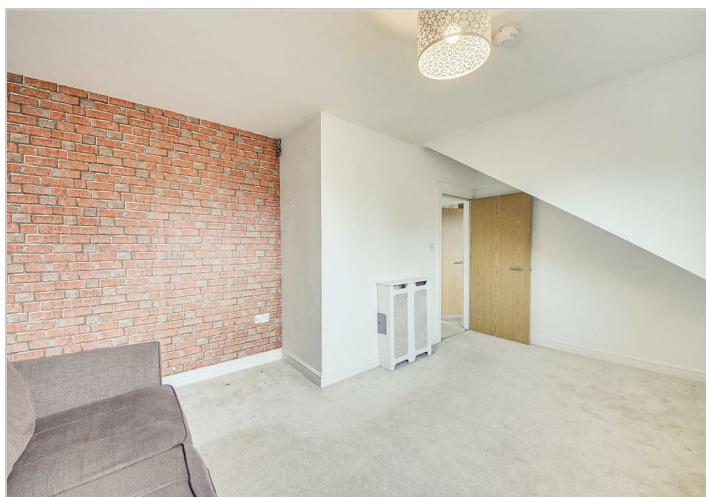
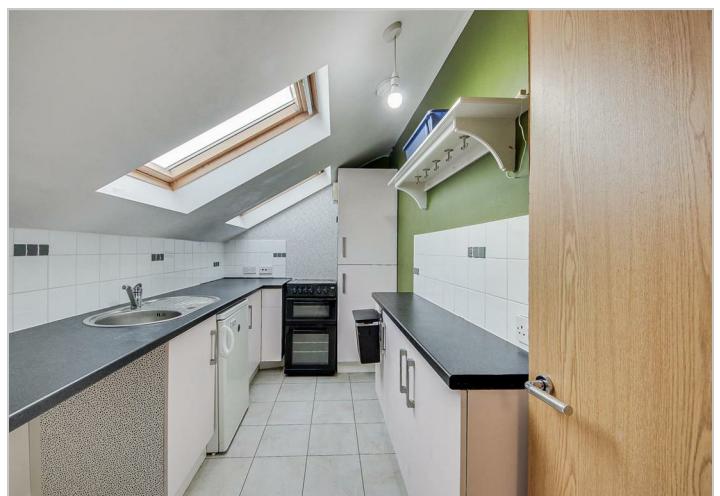
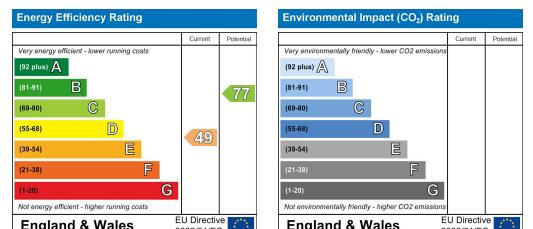
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Flexi Agent LTD, 18-20 Coronation Walk, Southport, PR8 1RE

Tel: 01704 889455 | Email: sales@flexi-agent.co.uk | Website: www.flexi-agent.co.uk