



Rufford Road, Crossens, Southport, PR9



£120,000

- No Onward Chain
- First Floor Purpose Built Apartment
- Well Maintained & Neutrally Decorated
- Lounge & Dining Kitchen
- Two Well Proportioned Bedrooms
- Off Road Allocated Parking
- Leasehold
- EPC rating C



No Onward Chain! This well-presented two-bedroom first-floor apartment is situated within in an attractive development in the popular residential location of Crossens, Southport. Offering stylish and low-maintenance living in a convenient residential location, this is an ideal opportunity for a range of buyers.

The apartment benefits from bright and spacious accommodation throughout and has been tastefully finished in neutral decor, creating a modern and versatile space ready for a new owner to make their own. Photographs were taken prior to the current tenancy and the property has continued to be well cared for and maintained and will be sold with vacant possession.



The accommodation briefly comprises a welcoming entrance hall, generous lounge/dining area, fitted kitchen, two well-proportioned bedrooms, and a modern bathroom.

Externally, residents benefit from beautifully maintained communal areas and shared outdoor space including off road parking, adding to the appeal of this attractive development. The building itself is exceptionally well kept and offers a pleasant residential setting.

Located in Crossens, the property is ideally positioned close to local shops, amenities, transport links, and within easy reach of Southport town Centre, making it an excellent first-time purchase, investment opportunity, or downsizing option.

Early viewing is highly recommended to appreciate the accommodation and standard on offer.

Additional Information

Vendor has advised us of the following service charges -

Service charge - £100pcm

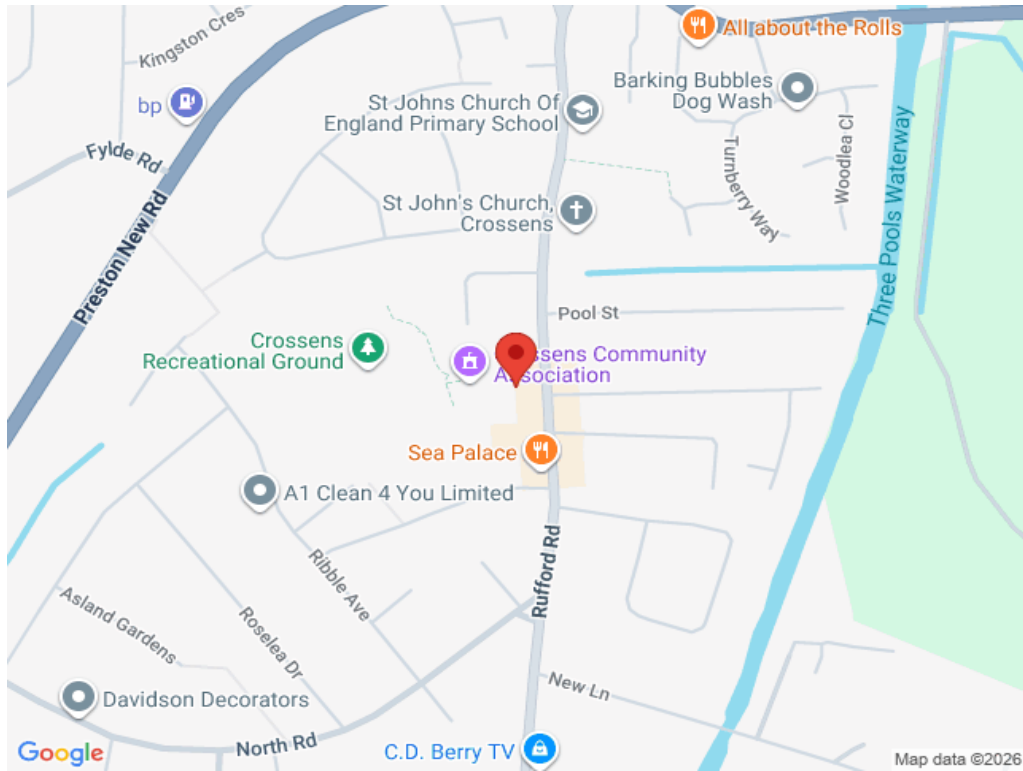
Remainder of Lease term of 999 years from February 2003. Vendor has advised there is no ground rent charged.

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.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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