



The Posting House, Southport, PR9



**£115,000**

- NO ONWARD CHAIN
- Prime Central Location
- Open Plan Kitchen/Living Space
- Convenient Utility & WC
- 2 Double Bedrooms
- Bathroom & En-Suite Shower Room
- Leasehold
- EPC rating E



## The Posting House - Stylish Two-Bedroom, Two Bathroom Apartment in the Heart of Southport

Situated within the highly sought-after Posting House development, this impressive two-bedroom apartment combines contemporary living with the character and charm of one of Southport's most distinctive converted buildings.



Occupying a desirable position on the 3rd floor within this landmark development, the apartment offers bright and spacious accommodation throughout. A standout feature is the stunning open-plan living space, complemented by large patio doors that flood the room with natural light and open to a balcony space allowing you to enjoy private outdoor space. The modern fitted kitchen seamlessly flows into the living and dining area, which also benefits a utility space and separate WC making it a practical space for both everyday living and entertaining.

The accommodation further comprises two well-proportioned bedrooms and a modern bathroom which also is a Jack & Gill to the 2nd bedroom adding further practicality to the layout. The master bedroom is finished with a built in wardrobe and an En-suite shower room , all finished in a neutral style ready for a purchaser to personalise.

The Posting House is renowned for its striking architecture and characterful communal areas, perfectly positioned within walking distance of Southport town Centre, the promenade, railway station, shops, restaurants, and local amenities. This apartment also benefits its own underground parking space; something rarely found in town Centre living.

This apartment would make an ideal first-time purchase, lock-up-and-leave home, or investment opportunity in one of Southport's most recognisable residential developments.

Early viewing is highly recommended to appreciate the space, character, and location on offer.

### Measurements

Living/Dining - 4.62m x 3.8M

Kitchen - 8.24m x 2.09m

Bedroom 1 - 3.47m x 2.91m

Bedroom 2 - 4.35m x 3.2m

### Additional Information

Leasehold 250 years commencing 2008 - Approx 232 years left.

### 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. The leasehold details featured within the description have been supplied by the vendor verbally and intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property and leasehold information 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		72 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



Northwood Southport and Ormskirk

01704 545 657

southport@northwooduk.com