



LEASEHOLD

Flat (EPC Rating: B)

FLAT 3, 111A LEYLAND ROAD, SOUTHPORT, PR9 0JL

Price Guide

£100,000

FEATURES

- Ground Floor
- Bay Window to the Living Room
- Views over the Marine Lake
- Good Transport Links
- One Bedroom Apartment
- Parking to the front
- Close to Southport Town Centre
- EPC- B



 **anthony james**
estate agents

1 Bedroom Flat located in Southport

Full Description

Anthony James is delighted to present this charming one-bedroom ground floor apartment, perfectly positioned to offer views over the Marine Lake and just a short stroll from Southport Town Centre. This well-located property boasts easy access to a vibrant array of shops, cafes, restaurants, and bars, making it ideal for those seeking convenience and a pleasant lifestyle. With off-street parking and a communal garden, this apartment offers both practicality and a tranquil setting. EPC: B, Council Tax Band: A.

Upon entering, you are greeted by an inviting living space that immediately impresses. The spacious living room benefits from a beautiful bay window to the front, allowing natural light to flood the room and providing picturesque views over the Marine Lake – an ideal spot for relaxation and entertaining. The apartment extends to approximately 775 sq ft, offering comfortable proportions throughout.

The well-appointed bedroom provides a peaceful retreat, while the bathroom is functionally designed to meet everyday needs. Externally, the property features convenient off-street parking to the front, a significant advantage in this popular area. Residents can also enjoy the communal garden, offering a pleasant outdoor space without the maintenance demands.

This ground floor apartment presents a wonderful opportunity for those looking to enjoy all that Southport has to offer, from its bustling town centre to the serene Marine Lake. Its desirable location and practical features make it a truly appealing home.

Additional Information: (04.02.1993) Short particulars of the lease(s) (or under-lease(s))

under which the land is held:

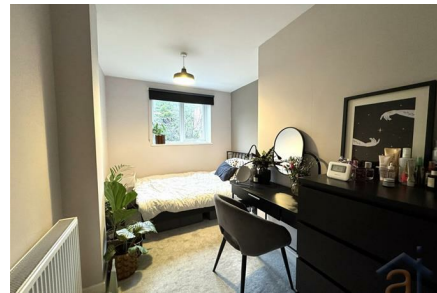
Date : 22 January 1993

Term : 999 years from 22 January 1993

Rent : £30 and Ground rent

Annual Service Charge: £900

Allocated Parking



SALES | CHARLOTTE HOUSE, GROUND FLOOR, 35-37 HOGHTON STREET, SOUTHPORT, MERSEYSIDE, PR9 0NS

Call us on

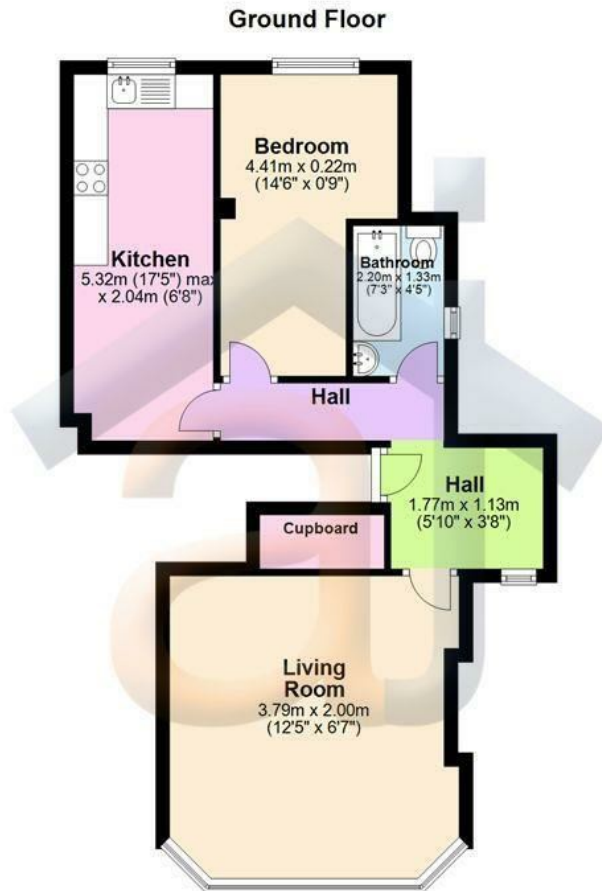
01704550048

sales@ajestateagents.co.uk

<https://www.ajestateagents.co.uk/properties/sale>

Council Tax Band

A



"Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser."
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

