



Leyland Road, Southport, PR9



**£69,000**

- NO ONWARD CHAIN
- Spacious Ground Floor Apartment
- Open Plan Kitchen/Living Space
- Bathroom & Utility
- Characterful Period Building
- Off Road Parking & Gardens
- Leasehold
- EPC rating C



**NO ONWARD CHAIN!** Spacious One Bedroom Ground Floor Apartment located in popular residential location.

Situated within an attractive and well-maintained period property on the ever-popular Leyland Road, this well-presented one-bedroom ground floor apartment offers generous living space and convenient access to Southport town Centre and transport links.

Entering into a well-kept communal hallway via a small staircase and an attractive period style front door. The property benefits a bright and spacious open-plan living/kitchen area, enhanced by a large bay window that floods the room with natural light. The modern kitchen includes ample worktop space and storage, making it practical for everyday living.

The double bedroom is well-proportioned, while the bathroom is fitted with a contemporary suite and includes space and plumbing for washing machine. The apartment also benefits from gas central heating and double glazing throughout.

Externally, there is off-road parking to the rear of the property, a rare and valuable feature in this central location.

Ideally positioned within walking distance of Southport town Centre, local shops, amenities and transport links. This property is an excellent opportunity to refurbish to your own standard and would make an excellent first-time purchase, buy-to-let investment or downsizing opportunity.

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

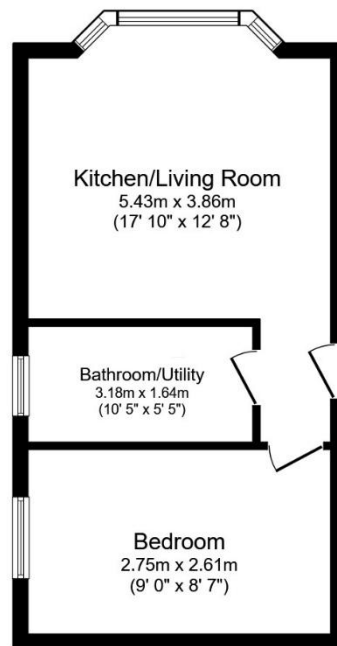
### Additional Information

Vendor advises us of the below information

- Leasehold 103 years remaining
- £200 annual ground rent.
- £1,409.28 annual service charge (paid quarterly £352.32)

### 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.



**Floor Plan**

Floor area 35.9 sq.m. (387 sq.ft.)

Total floor area: 35.9 sq.m. (387 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](http://www.Propertybox.io)



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



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