



## **Manchester Road, Southport PR9 9BJ**

IDEAL FOR FIRST TIME BUYERS - Offered for sale with no onwards chain, this one bedroom apartment has recently been improved and modernised including a new kitchen, bathroom, internal doors, new floor coverings and redecoration throughout.

Accessed via the side entrance, which is shared with only one other apartment, the gas centrally heated and double glazed accommodation briefly comprises Private Hall, Living Room, Kitchen, double Bedroom with built in wardrobes and Bathroom.

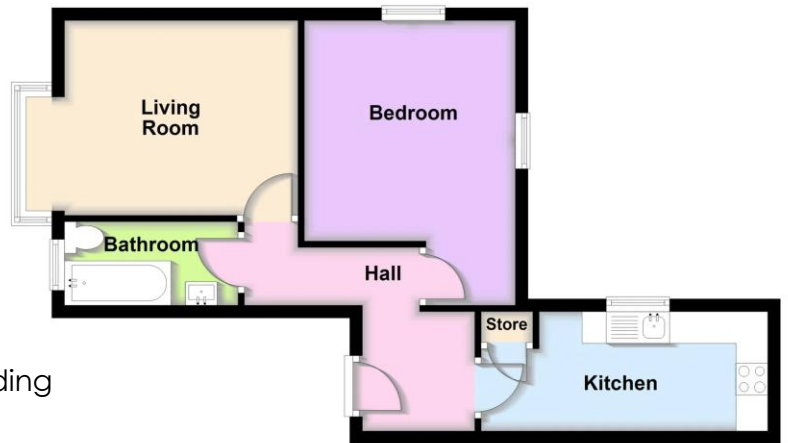
Outside, there are well maintained, communal gardens to the front with a driveway to the side leading to an allocated parking space and further well established communal garden planned with lawn, shrubs and bushes.

Manchester Road links both Roe Lane and Lord Street Shopping Boulevard which offers a wide variety of cafés, bars, shops, and other services, making it the main social and retail hub of Southport. Additionally, within easy reach is the beach, Hesketh Park and the Municipality Golf Course, alongside the Southport/ Liverpool railway line and bus routes.



**Price: £100,000 Subject to Contract**

**First Floor**  
Approx. 44.6 sq. metres (480.2 sq. feet)



**Ground Floor:**

**Communal Hall**

**First Floor:**

**Private Hall**

**Kitchen** - 4.52m x 1.8m (14'10" x 5'11") including store

**Living Room** - 3.68m x 3.07m (12'1" x 10'1")

**Bedroom** - 3.53m x 3.33m (11'7" x 10'11") plus recess

**Bathroom** - 2.67m x 1.3m (8'9" x 4'3")

**Council Tax:**

Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band (A).

**Tenure:**

Leasehold for the residue of a term of 999 years from 1st January 1983, subject to an annual ground rent of £20.

**Service Charge:**

We are advised the service charge is £720 per annum. This includes lighting of communal areas, window cleaning and gardening.

**NB:**

We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Karen Potter Estate Agents confirm they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. If you are travelling any distance to view a property you are advised to check its availability before setting out. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.