



## **Leyland Gardens, Leyland Road, Southport PR9 9JG**

Occupying a second floor position within this exclusive 2019 development by highly regarded local builder, Dave Coulter, this beautifully presented two bedroom apartment is perfectly suited to first-time buyers or those looking to downsize.

Early viewing is strongly recommended to fully appreciate the quality and setting on offer. The energy efficient apartment has very low running costs, being well insulated, double glazed and benefitting from underfloor heating throughout.

The thoughtfully planned accommodation briefly comprises: an inviting entrance hall with built-in storage cupboards, a bright lounge open-plan to a stylish 'Love & Robinson' fitted kitchen with integrated appliances, a generous double bedroom with a contemporary en-suite shower room, second bedroom and main bathroom.

Externally, the development is set within well-maintained communal gardens and includes an allocated parking space within the residents' car park. Ideally positioned on Leyland Road between Manchester Road and Queens Road, the property offers convenient access to a range of local shops and amenities, with Southport town centre just a short drive away.



**Price: £180,000 Subject to Contract**

## Second Floor:

### Hall

**Living/ Dining/ Kitchen** - 8.71m x 3.89m (28'7" x 12'9" max)

**Bedroom 1** - 3.84m x 3.73m (12'7" x 12'3" max)

**Ensuite** - 2.01m x 1.73m (6'7" x 5'8")

**Bedroom 2** - 3.99m x 2.44m (13'1" x 8'0" plus recess)

**Bathroom** - 2.34m x 1.68m (7'8" x 5'6")

### Store

### Outside:

The development is set within well-maintained communal gardens and includes an allocated parking space within the residents' car park

### Council Tax:

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

### Tenure:

Leasehold for the residue of a term of 949 years from 1st March 1970 with a £0 ground rent

### Service Charge:

We are advised the current service charge amounts to £1,184.03 per annum (As of February 2026) as a contribution towards the upkeep of the gardens, buildings insurance and managing agents fees.

### 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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## Second Floor

Approx. 73.3 sq. metres (788.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	86	86
(69-80) <b>C</b>		
(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	

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