



Alexandra Road, Southport PR9 0NB

An early viewing is highly recommended of this beautifully presented flat, occupying the whole of the second/top floor of this converted Victorian house, positioned in a sought after area central Southport, well placed for accessing Hesketh Park, the Promenade and the amenities of Southport town centre.

The gas centrally heated and double glazed accommodation briefly comprises: Communal entrance with video entry system, hall with staircase to the subject flat, Private Hall, Living Room open to fitted Kitchen, two double Bedrooms and four piece modern Bathroom.

Outside, the property stands in well maintained communal gardens, whilst there is an allocated parking space to the rear, accessed via Gordon Avenue.

Price: £130,000 Subject to Contract



Second Floor:

Hall

Living Room Open to Kitchen - 6.71m x 3.86m
(22'0"max x 12'8"max)

Bedroom 1 - 3.96m x 2.67m (13'0" x 8'9")

Bedroom 2 - 3.35m x 2.67m (11'0" x 8'9")

Bathroom - 2.67m x 1.91m (8'9" x 6'3")

Outside:

The property stands in well maintained communal gardens, whilst there is an allocated parking space to the rear, accessed via Gordon Avenue.

Council Tax:

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

Tenure:

Leasehold for a residue term of 125 years from 1st January 2015. No ground rent is payable.

Service Charge:

We understand that the current service charge as of January 2026 amounts to £600 per annum to include buildings insurance, and upkeep of communal areas and gardens.

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. 49.4 sq. metres (532.2 sq. feet)



Total area: approx. 49.4 sq. metres (532.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	77
(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		