



Arbour Street, Southport, PR8



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£145,000

- NO ONWARD CHAIN
- Ground Floor Flat
- Own Private Entrance
- Private Front Garden & Driveway
- Two Double Bedrooms
- New Bathroom to be Installed
- Leasehold
- EPC rating D



NO ONWARD CHAIN! Spacious Ground Floor Flat with Private Entrance, Garden & Driveway, in a popular Location in the Heart of Southport Town Centre.

Occupying the entire ground floor of this attractive period property, this well-proportioned two-bedroom flat offers a rare opportunity to acquire a home with the feel of a house, combined with the convenience of apartment living.



One of just two flats within the building, the property benefits from its own front door creating an added sense of privacy and exclusivity. Another particular highlight is the private front garden and driveway, providing off-road parking and a welcoming approach.

Internally, the accommodation is generously sized throughout and full of character. Comprising a fitted kitchen, bright and spacious bay-fronted living room, two well-proportioned bedrooms and generous sized bathroom which is due to be fully upgraded with a new bathroom suite.

Externally, the private front garden enhances the overall appeal, offering a pleasant outdoor area rarely found with flats of this type.

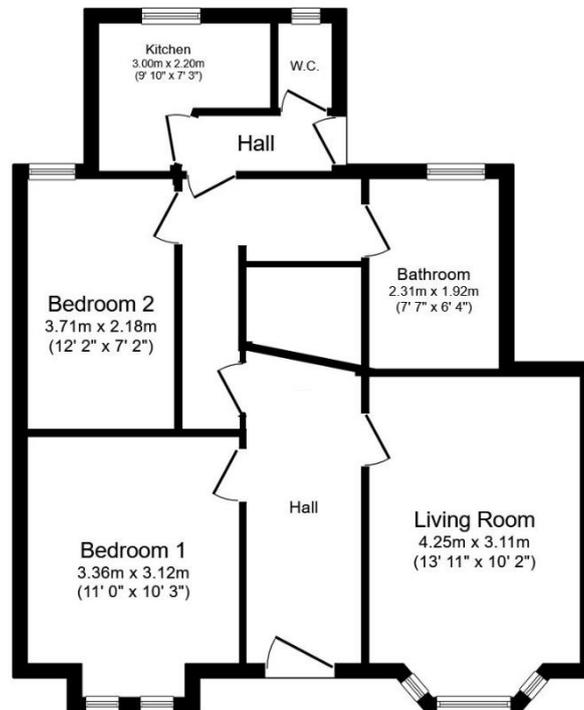
In brief the property offers excellent scope for a buyer to modernise and personalise, making it an ideal purchase for first-time buyers, downsizers, or investors alike. Located in the heart of Southport town centre and ideally positioned to enjoy all the local amenities this property is not to be missed.

Additional Information

Leasehold 999 years from March 946 - Circa 919 years left
Vendor advises there is no service charges or ground rents.

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. The leasehold details featured within the description have been supplied by the vendor verbally and intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property and leasehold information 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.

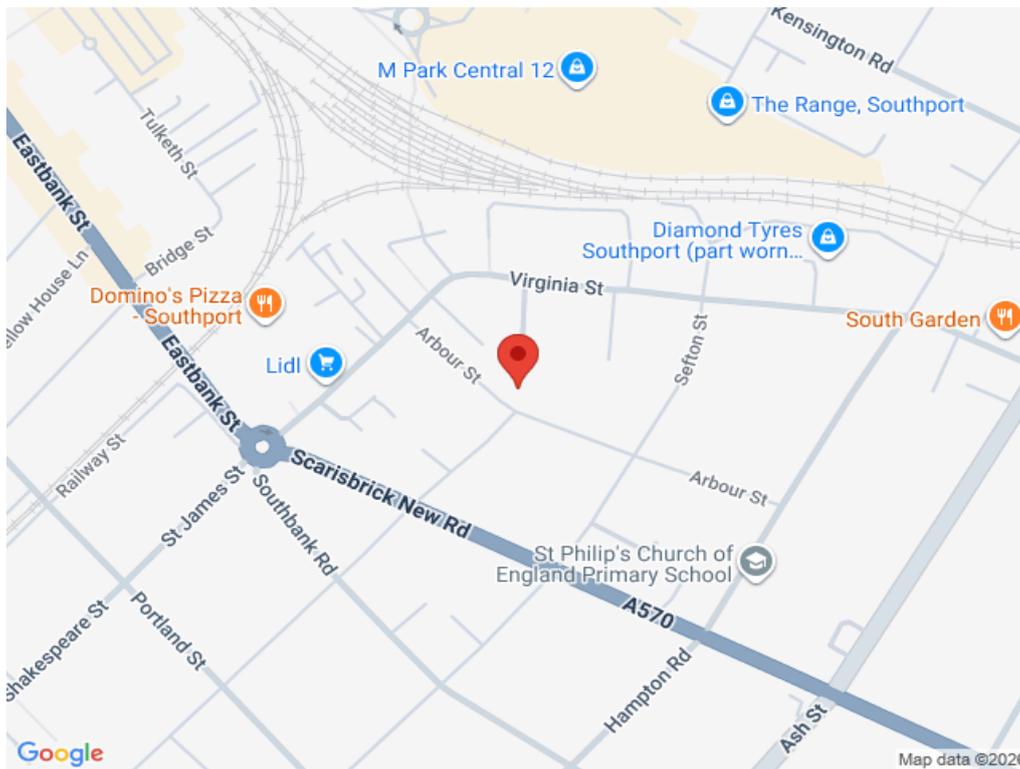


Floor Plan

Floor area 64.2 sq.m. (691 sq.ft.)

Total floor area: 64.2 sq.m. (691 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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