

Radley Court Promenade, Southport, PR8 2 2 2

£290,000

- NO ONWARD CHAIN
- Modern Second Floor Apartment
- Exceptionally Spacious Accommodation
- Impressive Open Plan Kitchen/ Lounge/ Diner
- Master Bedroom with Ensuite
- Electric Gated Complex & Lift Access
- Leasehold
- EPC rating B

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Presenting to the market A Spacious and Beautifully Refurbished Two Bedroom, Two-Bathroom First Floor Apartment. Enjoying a Superb Promenade Location with uninterrupted views Over King's Gardens and the Marine Lake.

Occupying a wonderful position along the Promenade, overlooking the beautifully maintained King's Gardens and Marine Lake, this impressive first floor apartment offers exceptionally spacious accommodation within an attractive purpose-built development, originally constructed by our vendors.

Having recently undergone a fresh refurbishment, the apartment is presented with new flooring throughout and benefits from underfloor heating, combining generous proportions with a fresh and contemporary finish.





On entering the property, you are welcomed by a spacious entrance hall providing access to all the principal rooms. The real highlight of the apartment is the exceptionally spacious open-plan lounge, dining and kitchen area. Offering an abundance of room for both relaxing and entertaining, this fantastic living space provides clearly defined areas for cooking, dining and lounging. The kitchen is fitted with a range of units and work surfaces and benefits a full range of integrated appliances including height level oven, microwave, induction hob and fridge freezer. French doors open from the lounge onto the balcony, where you can enjoy the attractive surroundings and outlook towards the King's Gardens and the Marine Lake.

The apartment benefits two well-proportioned bedrooms, with the impressive master bedroom benefiting from a walk-in wardrobe and its own en-suite shower room. The second bedroom is also generously sized and is served by a separate bathroom. A useful utility room provides additional practicality and completes the accommodation.

The combination of its generous internal accommodation, recent refurbishment and enviable Promenade position makes this a particularly appealing apartment. Ideally suited to those looking for spacious, low-maintenance living in a beautiful coastal setting and early viewing is highly recommended.

Additional Information

Vendor advises us of the below service charges and leasehold
- 999 years from 1905 - Approx. 877 years remaining
- The service charge is payable annually, in January with management company L&C developments
- The amount is calculated based on the costs of maintenance, repairs and other works carried out during the relevant year.

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.









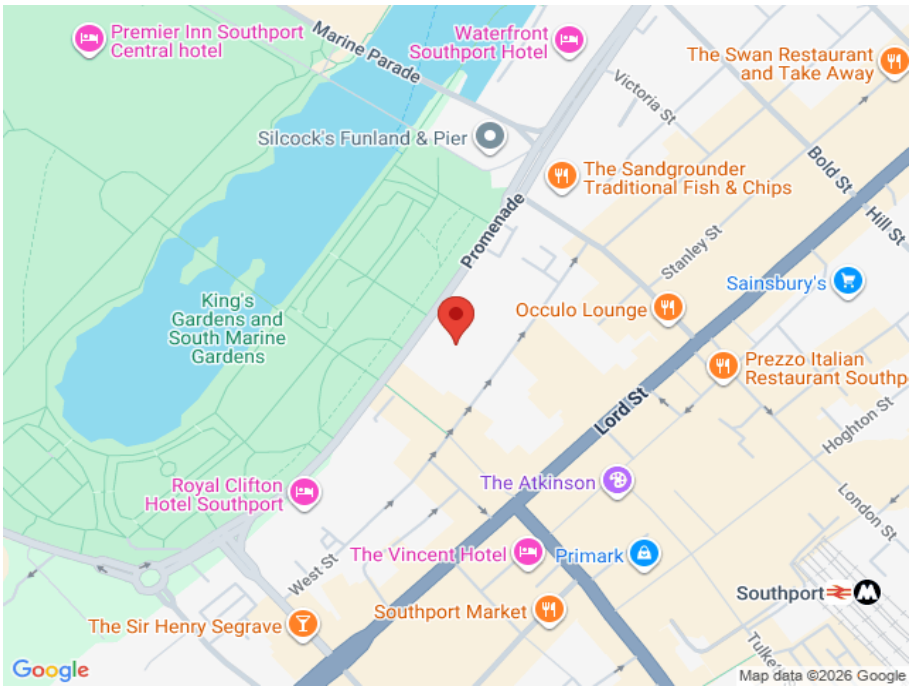


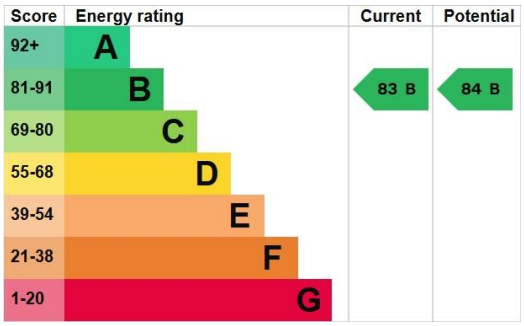












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