



**northwood**

Seabank Road, Southport, PR9



**£50,000** Guide Price

- NO ONWARD CHAIN
- EXCELLENT POTENTIAL
- For Sale by Modern Auction—T & C's apply
- Subject to Reserve Price
- Buyers fees apply
- The Modern Method of Auction
- Popular Central Location
- Leasehold
- EPC rating D

**northwood**  
Local knowledge, national reach



Northwood are excited to bring to market, this one-bedroom flat available for sale with NO ONWARD CHAIN. Ideally positioned in a central and highly popular location of the Town Centre. Offering an excellent opportunity for both first-time buyers and investors, this property combines convenience with fantastic potential.

Internally, the flat features a bright and spacious reception room benefiting from a charming fireplace and additional built-in storage, creating a cosy yet functional space. The modern kitchen is thoughtfully designed to maximise storage and preparation space, ensuring practicality for day-to-day living.

A generous double bedroom is complete with a built-in wardrobe, providing excellent fitted storage to keep the living space clutter-free and well organised. The bathroom is well-appointed, featuring a 3-piece bathroom and again built in storage.

While the property does require modernising, it boasts an inviting layout and offers an exceptional canvas for personalisation, allowing the prospective owner to add their unique style and value. The location's proximity to the promenade places the best of the area's amenities, shops, and leisure facilities within easy reach. Early viewing is highly recommended to appreciate the full scope of what this property has to offer.

### **Additional Information**

Start date of lease 2008

Length of lease 999 years

Annual Ground Rent - £7.50 paid annually

### **Auctioneer Comments**

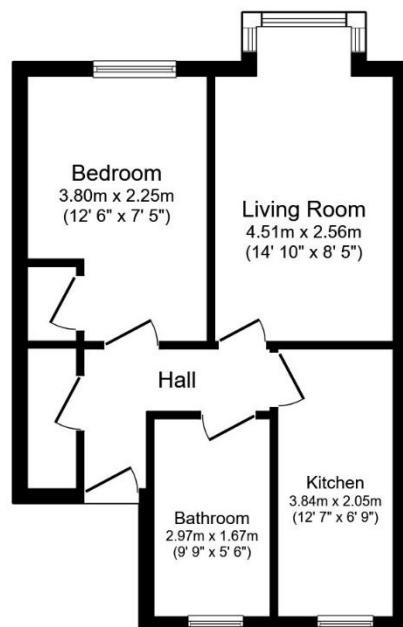
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

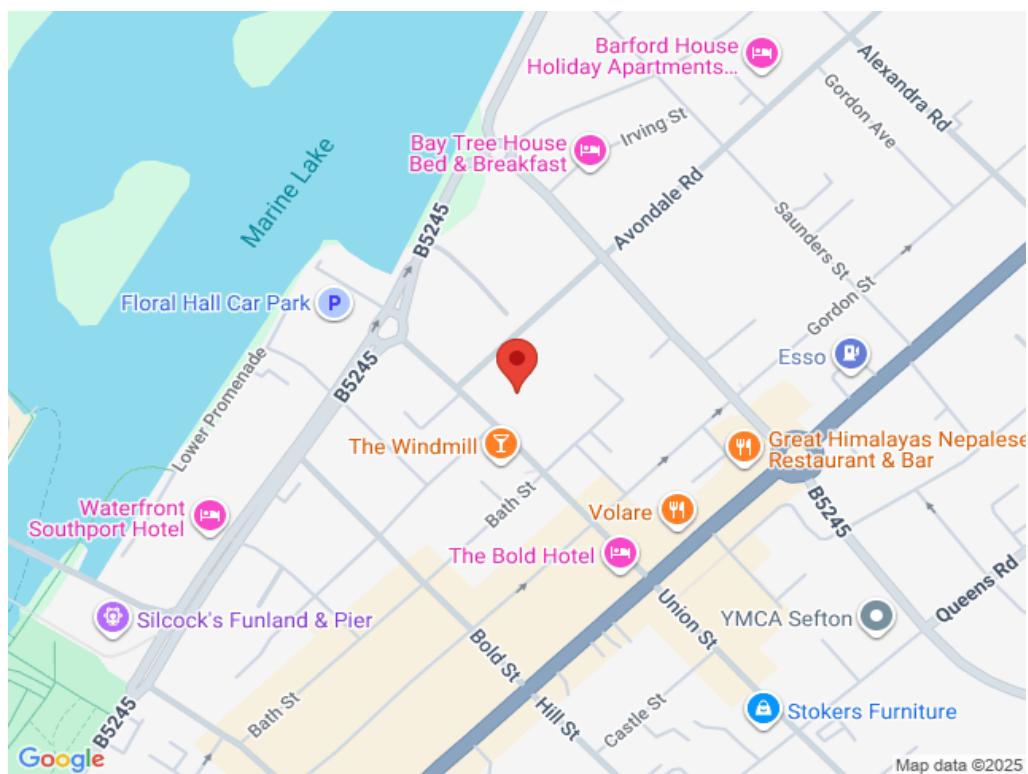
### **Disclaimer**

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. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property 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 38.2 sq.m. (411 sq.ft.)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	67 D
39-54	E		
21-38	F		
1-20	G		



Northwood Southport and Ormskirk

01704 545 657

southport@northwooduk.com