



NEWLY BUILT COMPLEX

Modern Apartment



C&F Lettings

Flat 5, 91 Scarisbrick New Road, Southport
Southport

£1,125 pcm



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Flat 5

91 Scarisbrick New Road, Southport

Modern two-bedroom first floor apartment in a new complex with open-plan kitchen, integrated appliances, parking with EV charger, underfloor heating and access to communal garden. Council Tax band: A

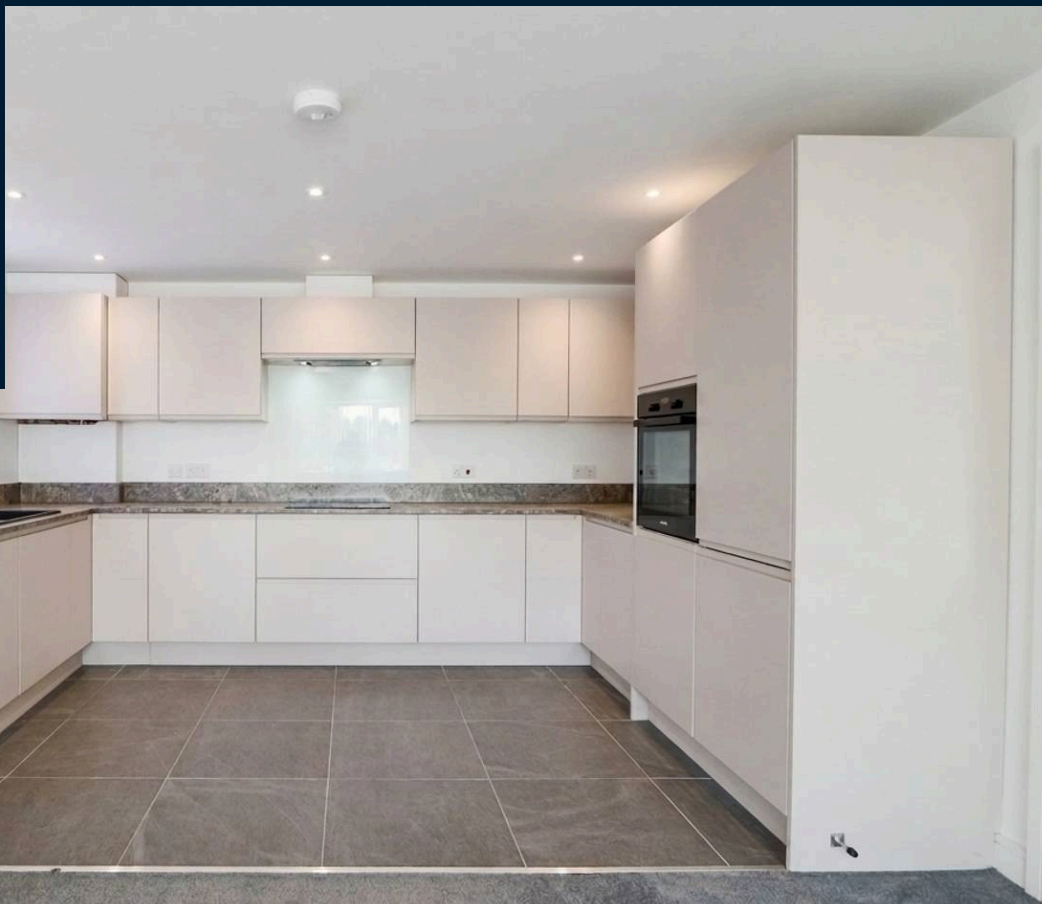
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Newly-built complex
- Large open-plan kitchen/living room
- High-spec kitchen, integrated appliances
- Underfloor heating
- Large master bedroom
- Modern bathroom, bath & shower
- Built-in hallway storage
- Private parking with EV charger
- Communal garden
- EPC rating B





Kitchen / diner

26' 2" x 13' 1" (7.97m x 4.00m)

Large open-plan kitchen/living room, well-proportioned and bright, with bay window to the living area. The kitchen has tiled flooring and is fitted with high-spec handleless units, contrasting worktops, a stylish composite sink and fully integrated appliances including fridge, oven, hob, dishwasher and washing machine. The living area has plenty of space for a large sofa and a dining table.

Bathroom

A modern bathroom finished in stylish full-height teal tiling that gives it a fresh, contemporary feel. The shower bath, with a proper overhead mixer shower, a secondary handheld head and a glass screen, has a really premium feel and offers the flexibility of a quick morning shower or a long soak, with an illuminated recessed niche making a well-lit, handy spot for bottles. A vanity basin with built-in storage beneath and a WC with concealed cistern keep the room neat and uncluttered.





Bedroom 1

12' 6" x 12' 2" (3.80m x 3.70m)

Large main bedroom with plenty of space for a king-size bed, a wardrobe and further bedroom furniture. Window overlooking well kept garden and benefits from good natural light.

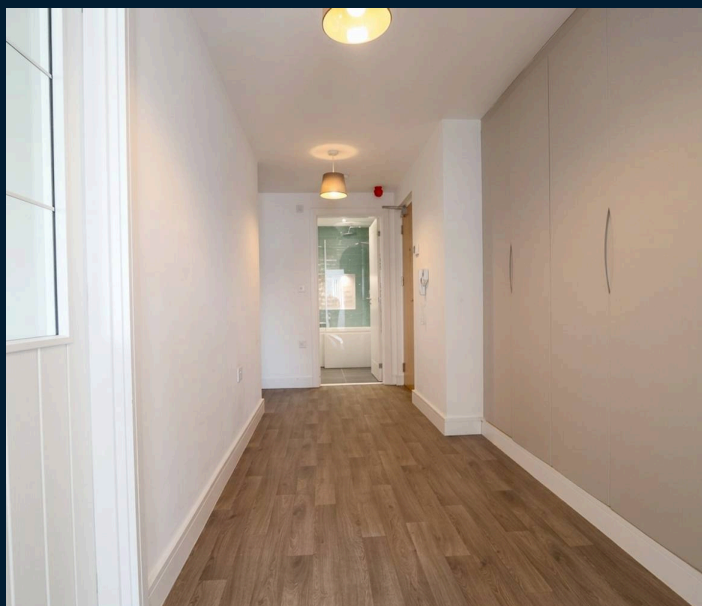
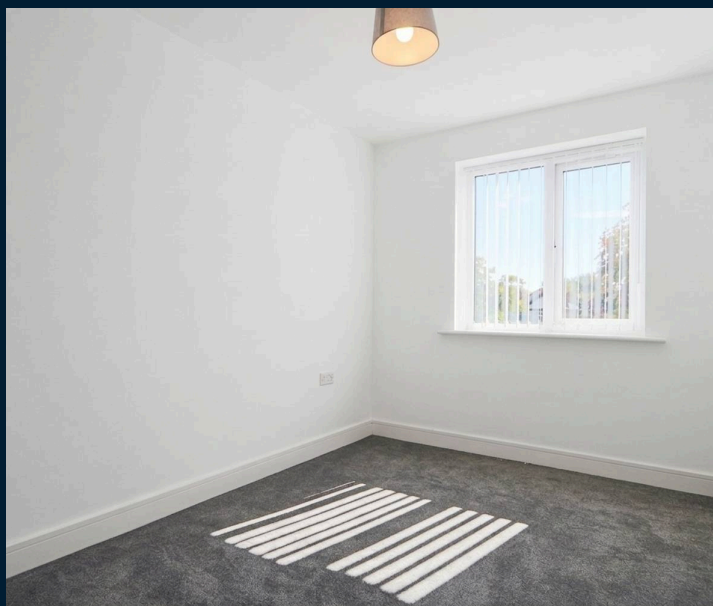
Bedroom 2

10' 10" x 7' 8" (3.30m x 2.34m)

A good-sized second double bedroom which benefits from plenty of natural light. Equally suited to use as a home office or guest room.

Entrance Hallway

A grand entrance hallway that gives an immediate sense of the scale and quality of the apartment. Full-height built-in cupboards along one wall provide ample space for coats, shoes and everything else you'd rather keep out of sight, leaving the living space clutter-free.





First Floor

Approx. 69.2 sq. metres (745.3 sq. feet)



Total area: approx. 69.2 sq. metres (745.3 sq. feet)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

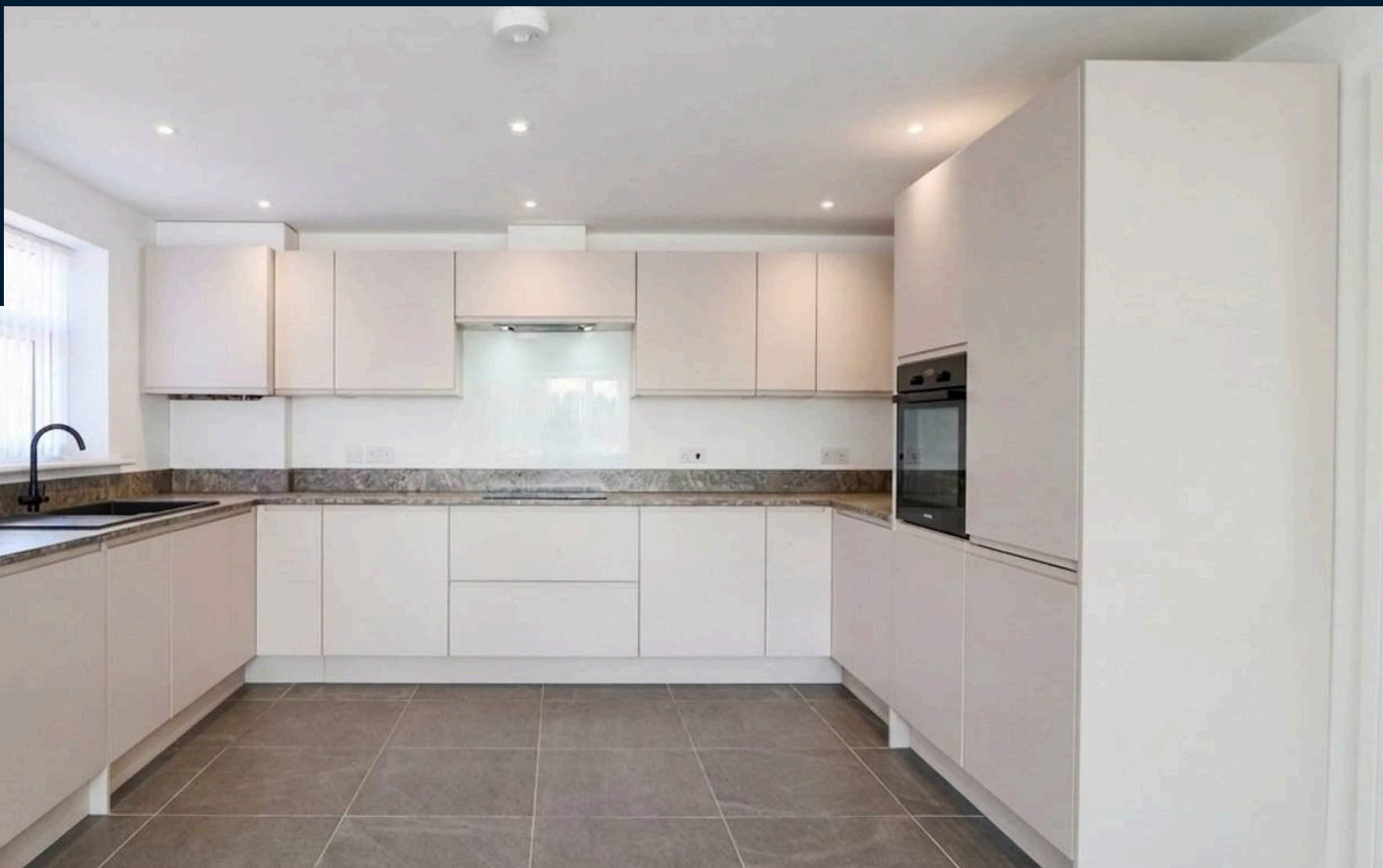
Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B	90	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

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