

For Sale

Albany Road, PR9 0JD



**Offers in Region of £99,999 -
Sold Subject to Contract**

1 bedroom Apartment

- ✓ **Spacious '1' Bedroom Apartment**
- ✓ **Very Well Presented Throughout**
- ✓ **Large Double Bedroom**
- ✓ **Excellent Views over Marine Lake**
- ✓ **No Onward Sales Chain Delay**
- ✓ **Modern Fitted Kitchen c/w Appliances**
- ✓ **Bathroom with Three Piece Suite**
- ✓ **EPC Band Rating - 'C'**



Description

Introducing a fantastic opportunity to acquire a beautifully appointed one-bedroom apartment, ideally situated on the second floor of a well-maintained, purpose-built complex near Southport Town Centre. This residence places you in the heart of a lively seaside community, just moments away from Southport's picturesque Promenade and the expansive Marine Lake, which hosts a range of exciting events and water sports activities. With the new Southport Convention Centre currently under construction nearby, this location is set to become even more desirable, presenting a prime moment for a smart investment or a perfect place to settle.

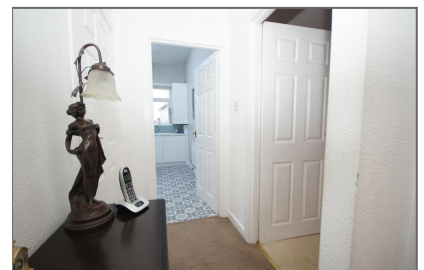
Stepping into this welcoming apartment, you'll find an inviting entrance hallway, complete with a handy storage and cloak cupboard, ideal for keeping everything neat and organized. The spacious south-facing reception lounge serves as the heart of this home, capturing sunlight throughout the day and offering a warm, comfortable atmosphere. From here, step out onto your own private balcony; an outdoor retreat with views that extend toward the soon-to-be-completed convention centre and across the tranquil middle of Marine Lake. This south-facing balcony not only brings in wonderful light but also offers a peaceful place to relax and enjoy the scenic surroundings.

The property's layout has been thoughtfully designed to maximize both convenience and privacy. The bathroom features a tasteful three-piece suite and can be accessed from both the extra-large double bedroom and the main hallway, providing a practical en-suite arrangement. To the rear of the apartment, the modern kitchen is well-appointed with sleek, stylish cabinetry and a range of integrated appliances, offering plenty of storage and functionality for any home chef.

With no onward chain delay, this apartment is ready for its new owner, making the buying process straightforward and efficient. It is competitively priced to sell and promises significant appeal, especially given its proximity to Southport's upcoming developments and coastal attractions. Whether you're seeking a convenient base in a vibrant area or a savvy investment with growth potential, this one-bedroom apartment represents a rare find in today's market. Don't miss your chance to view this exceptional residence—call Bailey Estates on 01704 564163 to arrange your visit today and experience everything this charming property has to offer.

Location

Travelling north along Lord Street within the centre of Southport, continue over the fire station roundabout and into Albert Road. Take the 2nd left available turning into Alexander Road. The road eventually becomes Albany Road where the apartment building can be easily located on the left hand side just before The Marine Lake, for which the apartment provides excellent views over.



Second Floor

Entrance Hallway - 10' 0" x 4' 1" (3.06m x 1.25m)

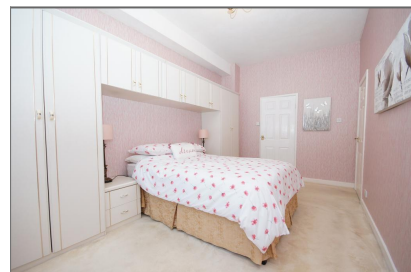
Storage Cupboard - 6' 2" x 2' 1" (1.9m x 0.65m)

Reception Lounge Diner - 15' 1" x 14' 6" (4.6m x 4.45m)

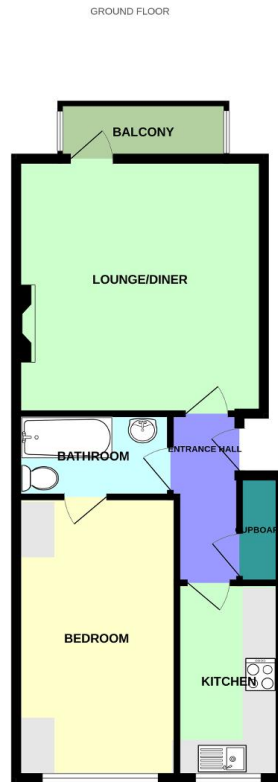
Bathroom - 9' 1" x 4' 11" (2.77m x 1.5m)

Kitchen - 11' 6" x 6' 2" (3.52m x 1.88m)

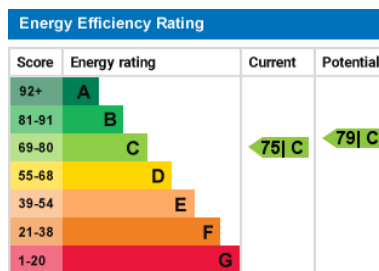
Bedroom - 16' 7" x 9' 4" (5.08m x 2.86m)



Floorplans



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metaplan 12/02/11



Additional Information

Tenure: Shared Freehold

Council Tax Band A
Local Authority Sefton

Disclaimer: These property details are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of

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