

For Sale

The Promenade, PR9 0JW



£119,500 - Sold Subject to Contract

2 bedroom Apartment

- ✓ '2' Dbl Bedroom 1st Floor Apartment
- ✓ No Onward Chain, Ready to Move.
- ✓ Built-in Wardrobes in Both Bedrooms.
- ✓ Across from Picturesque Marine Lake.
- ✓ Spacious Layout with Bright Interiors
- ✓ Short Distance to Promenade and Seawall.
- ✓ North West-Facing Exterior Balcony.
- ✓ EPC Band Rating - 'E'



Description

PRICE REDUCED...DON'T MISS OUT ON THIS FABULOUS APARTMENT!

This ideally located two double-bedroom first-floor apartment offers a rare opportunity to reside in a peaceful, purpose-built complex with a private north westerly facing balcony and a communal lift to provide easy access to and from the property. Perfectly situated across from the picturesque Southport Marine Lake and just a short walk from the promenade and seawall, this exclusive owner-occupied apartment block provides a tranquil setting with 'no lettings permitted', ensuring a close-knit community atmosphere.

Our client has advised that the apartment block has recently undergone several key improvements, including updates to the communal electrics, repairs to the roof stack, rebuilding of the side party wall, and the replacement of high-level window lintels at the rear. Additionally, the current owner has installed an exterior electrical socket at the rear of the building, offering convenient access for vehicle washing and general maintenance. Whilst there is ample resident parking to the front exterior, there is also additional ample spaces to the rear of the building along with private garages to which one is owned by our vendor and included within the sale.

Inside, the apartment is deceptively spacious, featuring a long and inviting entrance hallway with a cloak cupboard for added convenience. The generous sized light-filled front reception room opens directly onto the exterior balcony, where you can enjoy stunning views over Southport Marine Lake to the Irish Sea on clear days, whilst also watching the world pass by below. The fitted kitchen, situated at the rear of the reception lounge, is both functional, practical and well-designed.

The hallway leads to a middle double bedroom and also a generously sized master bedroom, which the current owner has thoughtfully transformed into a second relaxing reception room. Both bedrooms are equipped with built-in fitted wardrobes, providing ample storage space. At the rear of the apartment, a well-appointed bathroom includes a three-piece suite with a panelled bath, pedestal sink, and WC.

This well-maintained residence is further enhanced by uPVC double glazing and a combination of electric wall and storage heaters, ensuring year-round comfort. A significant advantage of this property is that it is being sold with no onward chain delay, making it an ideal choice for those looking to complete a speedy purchase. Early viewing of this superb Southport apartment is highly recommended; this is a perfect home in a perfect location.

Call Bailey Estates Sales department on 01704 564163 today.

Location



Leave Bailey Estates and head down to the village to the beach access roundabout. Take the 3rd exit along the Marine Drive. Continue over '4' Main & mini roundabouts taking the 2nd exit off the 5th main roundabout onto Fairway. Cross at the Junction directly into Lakeside Court where the apartment is located.

First Floor

Entrance Hallway - 17' 11" x 7' 2" (5.47m x 2.19m) (Maximum Measurements)

Reception Lounge - 18' 10" x 13' 2" (5.75m x 4.02m)

Kitchen - 10' 0" x 6' 9" (3.06m x 2.06m)

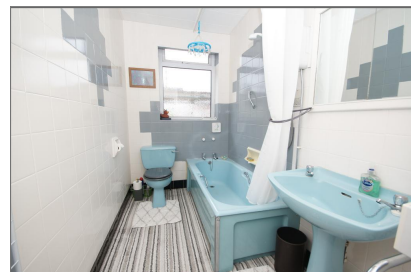
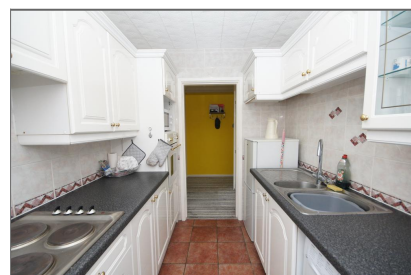
Bedroom 1 - 15' 3" x 13' 2" (4.67m x 4.03m)

Bedroom 2 - 13' 2" x 8' 0" (4.03m x 2.45m)

Bathroom - 12' 7" x 4' 11" (3.86m x 1.52m)

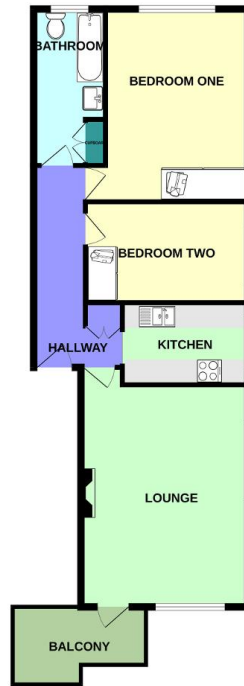
Exterior

Front Exterior Balcony - 10' 5" x 6' 0" (3.2m x 1.85m) (Maximum Measurements)



Floorplans

FIRST FLOOR
731 sq.ft. (67.9 sq.m.) approx.



TOTAL FLOOR AREA: 731 sq.ft. (67.9 sq.m.) approx.

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 Metreplan CSO24

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | 66 D |
| 39-54 | E | 53 E | |
| 21-38 | F | | |
| 1-20 | G | | |

Additional Information

Council Tax band C
Local Authority Sefton Council

Tenure: Leasehold. 999 years from 25.12.1963, £10 ground rent charge.

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

any contract. Please note that Bailey Estates has not tested any apparatus or services and as such cannot verify that they are in working order or fit for their purpose. Although Bailey Estates try to ensure accuracy, measurements used in this brochure may be approximate.