

For Sale

The Promenade, PR9 0JJ



**Offers in Region of £119,999 -
Sold Subject to Contract**

1 bedroom Apartment

- ✓ **Spacious 1 Bed Apartment**
- ✓ **Modern Kitchen & Bathroom**
- ✓ **Double storage cupboard in communal area**
- ✓ **Composite shed in communal garden**
- ✓ **Stunning Marine Lake Views**
- ✓ **Tastefully Presented**
- ✓ **Close To Local Amenities**
- ✓ **EPC Band Rating C**



Description

Nestled on the 2nd floor, this charming one-bedroom apartment offers breathtaking views of Marine Lake and the Irish Sea. Ideally located near Southport town centre and Hesketh Park, you'll have the best of both worlds: vibrant local amenities and serene natural beauty right at your doorstep. Whether you're enjoying a leisurely stroll along the waterfront or exploring the nearby parks, this area promises a delightful lifestyle for its residents.

This well-maintained apartment is designed for comfort and modern living. The spacious reception room is light and bright and showcases those amazing lake and sea views. The bedroom features fitted wardrobes and ample storage, while the kitchen is equipped with integrated appliances. The bathroom includes both a bath and a shower overhead, ensuring convenience and relaxation in one space.

Don't miss out on the opportunity to own this fantastic apartment, perfect for first-time buyers! Schedule a viewing today to experience the stunning views and all this apartment has to offer. Call us on 01704 564163 to book your viewing now!

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. At the junction, turn right where the property will be located on the left hand side, easily identified by a Bailey Estates For Sale board.

Second Floor

Hallway - 8' 10" x 3' 8" (2.7m x 1.14m)

Front Reception Lounge - 16' 5" x 14' 3" (5.01m x 4.36m)

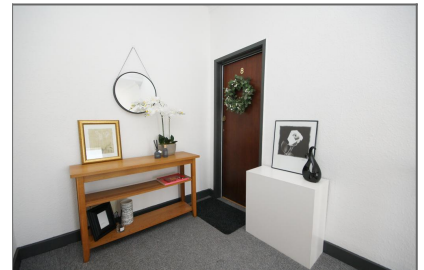
Kitchen - 10' 9" x 5' 4" (3.29m x 1.65m)

Bathroom - 6' 9" x 6' 8" (2.06m x 2.04m)

Rear Bedroom - 14' 3" x 10' 4" (4.35m x 3.15m)



Communal Landing



Entrance



Front Reception Lounge



Front Reception Lounge



View



Hallway



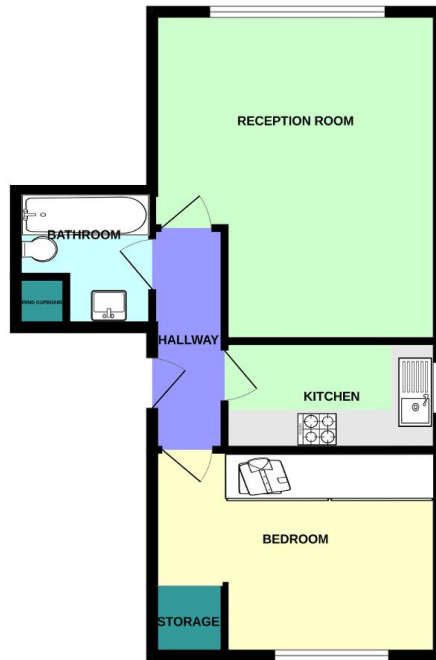
Kitchen



Kitchen

Floorplans

SECOND FLOOR
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA: 506 sq.ft. (47.0 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.
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional Information

Council Tax Band A
Local Authority Sefton

Tenure: Leasehold, 999 years from 1st January 1978. £25 per annum ground rent.

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.