

For Sale

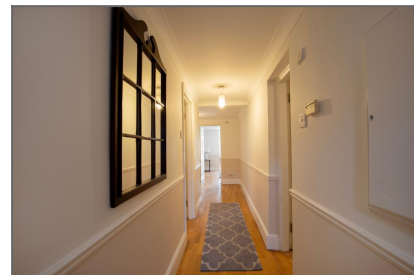
Cambridge Road, PR9 9NG



Offers Over £160,000 - Available

2 bedroom Apartment

- ✓ **No Onward Sales Chain Delay!**
- ✓ **2 Bedroom Garden Apartment**
- ✓ **Modern Fitted Kitchen**
- ✓ **Off Road Parking**
- ✓ **Well Presented Throughout**
- ✓ **Bathroom & En Suite Shower Room**
- ✓ **Close To Local Transport Links**
- ✓ **EPC Band Rating - 'C'**



Description

Bailey Estates is delighted to present this exquisite two-bedroom Garden level apartment, offered with no onward sales chain, perfectly positioned on the prestigious Cambridge Road in Southport.

Nestled between the charming Churchtown Village and the vibrant Southport town centre, this sought-after location offers the best of both worlds. Enjoy the tranquillity of nearby Hesketh Park and the picturesque charm of Churchtown's historic streets, while also benefiting from excellent transport links, boutique shopping, and a variety of cafés and restaurants just moments away. With easy access to coastal walks, golf courses, and leisure facilities, this is an ideal home for those seeking both elegance and convenience.

Stepping inside, the apartment boasts its own private entrance leading into a spacious hallway. To the right, the well-appointed bathroom features a WC, sink, and a bath with a shower attachment. On the left, the impressive primary bedroom is generously sized, complete with fitted wardrobes and a bright front-facing bay window. Adding to the luxury, this bedroom also benefits from a stylish en-suite, fitted with a WC, sink set over a vanity unit, and a shower cubicle.

Further along the hallway, doors lead to a second well-proportioned bedroom, perfect for guests or a home office. The modern fitted kitchen is equipped with double eye-level ovens, an electric hob, fridge freezer, washing machine, and dishwasher, with windows overlooking the rear communal gardens.

At the heart of the home, the spacious reception lounge is flooded with natural light from the rear-facing windows and patio doors, which open directly onto the beautifully maintained communal gardens. The room's Victorian-style fireplace adds a touch of character, enhancing the apartment's unique charm.

This exceptional apartment won't be available for long. Call Bailey Estates today on 01704 564163 to arrange your viewing!

Location

Leaving Bailey Estates office, head south on Liverpool Road towards Crosby Road, then at the traffic lights turn left onto Eastbourne Road continuing for approximately 1.7 miles then turn left onto Hartwood Road. At the traffic lights at the Shell Garage turn right onto Roe Lane then the second left onto Park Avenue continuing for approximately 0.5 miles. At the roundabout, take the 3rd exit onto Cambridge Road where this wonderful property will be on the right.

Lower Ground Floor

Entrance Hallway - 21' 11" x 9' 3" (6.7m x 2.83m) (maximum measurement)



Bathroom - 8' 10" x 7' 0" (2.7m x 2.14m)

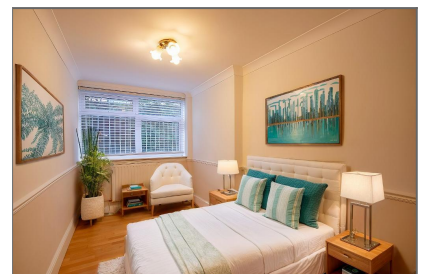
Bedroom 1 - 18' 3" x 16' 7" (5.57m x 5.06m)

En-Suite - 7' 6" x 4' 5" (2.29m x 1.35m)

Bedroom 2 - 11' 4" x 6' 10" (3.47m x 2.1m)

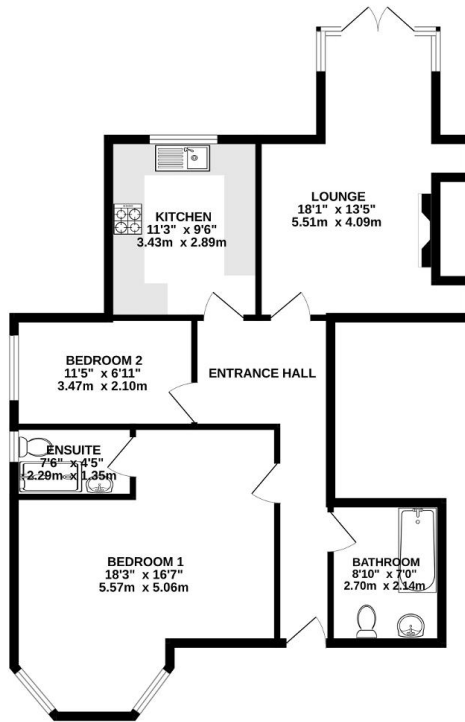
Kitchen - 11' 3" x 9' 5" (3.43m x 2.89m)

Lounge - 18' 0" x 13' 5" (5.51m x 4.09m)



Floorplans

LOWER GROUND FLOOR
799 sq.ft. (74.3 sq.m.) approx.



TOTAL FLOOR AREA: 799 sq.ft. (74.3 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 Metaplan 15/02/21

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional Information

Tenure: Management fees are £60pcm. Ground rent is £100 per year. Leasehold property of 199 years from 2016 and will increase by £100 every 25 years.

Note: Some internal photos are enhanced with the aid of AI Virtual Staging

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.