



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Station Road

Ainsdale, Southport, PR8 3HH

**Offers In Excess Of £200,000**

Flexi-Agent are delighted to present this TWO DOUBLE BEDROOMS SECOND FLOOR APARTMENT with lift & wheelchair access to the open market. Ideally located in the sought after location of Ainsdale in a fantastic village location offering a wealth of amenities a stones throw away, local transport links a short walk away & walking distance to Ainsdale Beach. Available for purchase with NO ONWARDS CHAIN.

The property offers communal entrance to building & briefly comprises of; hall, two double bedrooms with master featuring ensuite, spacious living room, nicely presented kitchen with Juliet balcony & three piece bathroom.

Externally the property offers off street parking, to the rear offers a well maintained communal garden.

Viewings available upon request.

NO CHAIN  
EPC C  
Council tax band D  
Leasehold: Ground rent £150 Per annum  
Service charge: £222 Per month for building maintenance

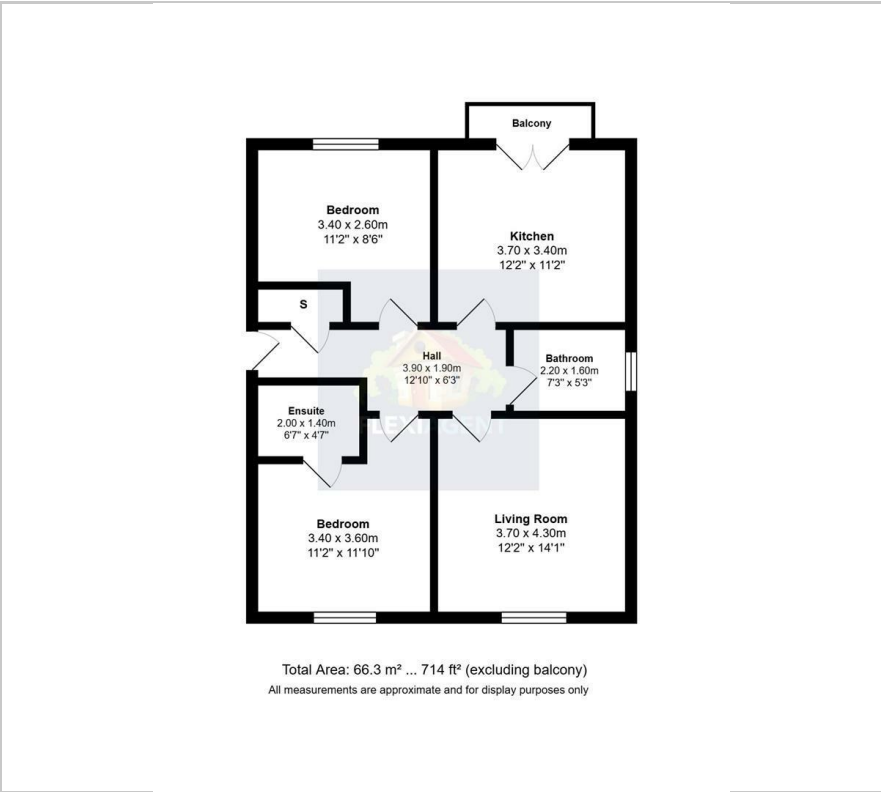
- Two double bedrooms
- Second floor apartment, circa 714 sqft
- Wheelchair & lift access
- NO CHAIN
- Spacious living room
- Nicely presented kitchen with Juliet balcony
- Three piece bathroom & ensuite
- Off street parking
- Rear communal sun catching garden
- Viewings available upon request

### Viewing

Please contact our Flexi Agent Southport Office on 01704 889455 if you wish to arrange a viewing appointment for this property or require further information.



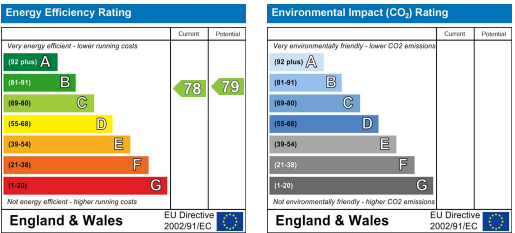
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.