



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Eastbank Street

Southport, PR8 1DS

**Guide Price £44,500**

\*\*\*FOR SALE BY AUCTION\*\*\*

\*\*\*AUCTION START TIME: 10AM THURSDAY 17th April 2025\*\*\*

\*\*\*AUCTION END TIME: 1PM THURSDAY 17th April 2025\*\*\*

\*\*\*CASH BUYERS ONLY\*\*\*

GUIDE PRICE - £44,500  
RESERVE PRICE - £48,000

Flexi Agent are delighted to present this TWO DOUBLE BEDROOMS second floor apartment to the open market. Located in the heart of Southport with easy access to the main Southport Centre shops, cafes, bars & amenities, as well as easy transport links. Ideal first time purchase or investment property.

The property briefly comprises of; open lounge kitchen area, two double bedrooms with master featuring ensuite & three piece bathroom.

- Two double bedrooms
- Second floor apartment
- Southport town centre location
- Great transport links
- Ideal investment opportunity / First time buy
- Master with ensuite
- Open lounge kitchen
- Three piece bathroom
- Circa 783 sqft
- 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.



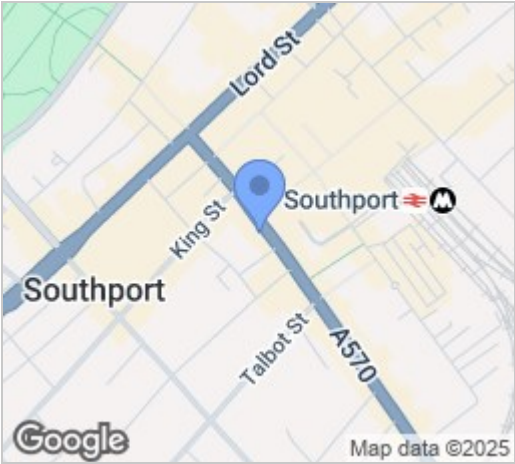
Floor Plan



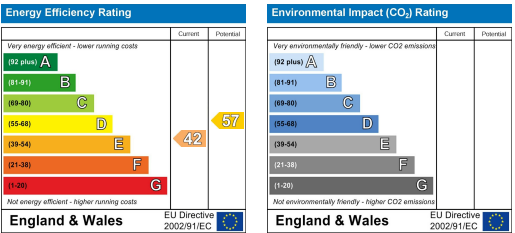
Total Area: 72.7 m² ... 783 ft²

All measurements are approximate and for display purposes only

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.