



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Bramble Court

Southport, PR8 5FE

**Offers Over £140,000**

Flexi Agent are proud to promote this excellently presented, two DOUBLE bedroomed, first floor apartment, with lift access.

The property is positioned in arguably the blocks most enviable position, enjoying far reaching views over the developments landscaped gardens from three different rooms, all of which are sunny aspects. This is a very thermally efficient property, enjoying passive heat from below & via natural sunlight.

This beautiful property has an outstanding circa 787 squared ft of exquisite accommodation and briefly comprises of an; entrance hallway, an exceptional open plan living / kitchen / diner. The lounge is enveloped by morning sunshine partnered with a Juliet balcony presenting breath-taking views. This stylish apartment offers two DOUBLE bedrooms the master with fitted storage with the master also hosting an en-suite shower room. Off the hallway is the modern family size bathroom and a 'utility' cupboard, capable of storing household appliances.

Externally, the property is surrounded by luscious greenery & landscaped communal gardens, 1 allocated parking space, wonderfully presented communal areas, a large secure communal bike store, a lift, communal stairs and an intercom system.

Property is currently tenanted with a monthly rental income of £1000 per month.

- Two double bedrooms
- En-suite shower room off the master bedroom
- Upgraded by the new builder
- Approximately 787 square feet
- Three piece family bathroom
- Open plan living kitchen diner
- Juliet balcony with breath-taking views
- Allocated parking
- 8% Yield
- Viewings available on request

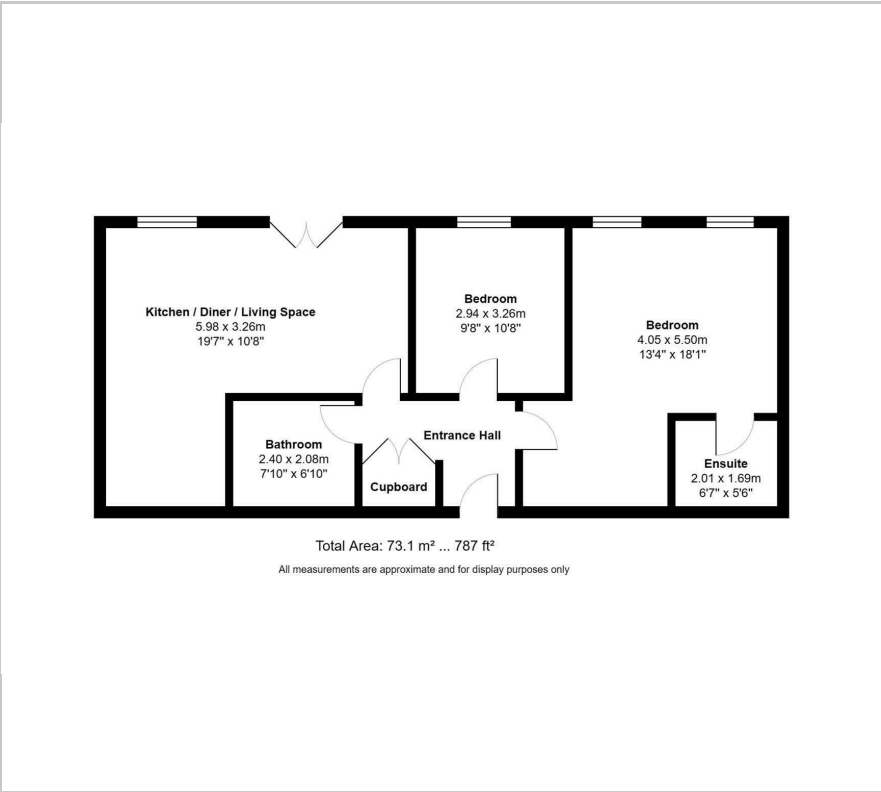
### Viewing

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.

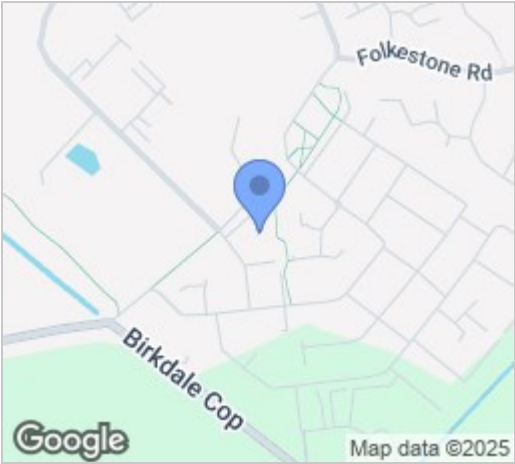




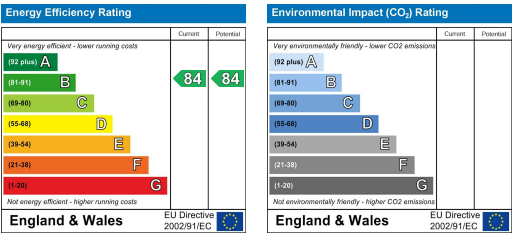
Floor Plan



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.