



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Avondale Road

Southport, PR9 0ND

**£100,000**

Flexi Agent are proud to promote this exceptional, one DOUBLE bedroomed first floor apartment which has been significantly improved by the present owner. The property is currently tenanted and therefore would lend itself ideally to an investor and is available for purchase with NO ONWARDS CHAIN!

Avondale Road is a desirable residential location and is nestled on the outskirts of the nationally recognised Marine Lake Waterfront, with ideal walking distance access to the Lord Street shopping boulevard.

Within the last few years, the property has been upgraded throughout, including (but not exhaustive), replastering, new flooring, new internal doors, new central heating system, a brand new bathroom, a newly installed fitted kitchen and decoration throughout. The property briefly comprises; entrance hallway, an spacious open plan living diner with large bay window, kitchen, three piece bathroom and a generously sized double bedroom.

Externally, the property offers an allocated parking space and well kept communal areas.

Leasehold:  
999 year lease from start date  
£30pcm service charge  
Resident managed  
EPC: D

Viewing is available immediately by appointment.

### Viewing

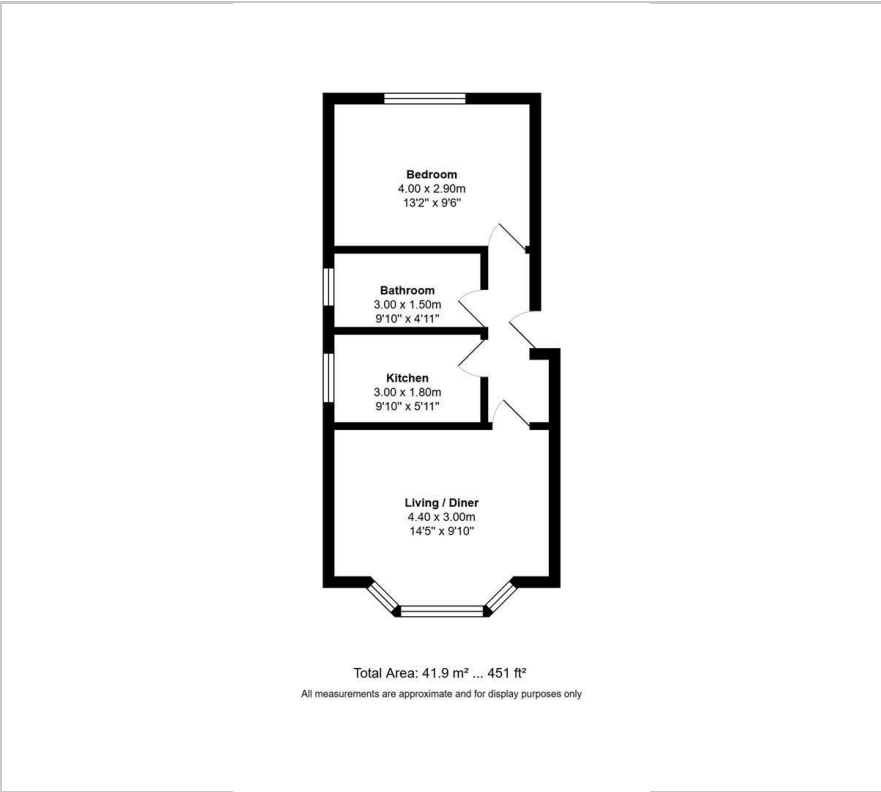
Please contact our Flexi Agent Southport Office on 01704 889455 if you wish to arrange a viewing appointment for this property or require further information.

- One DOUBLE bedroom
- First floor apartment
- Beautifully presented throughout
- Spacious living room
- Recently installed, fitted kitchen
- Modern three piece family bathroom
- Re-wired, upgraded plumbing throughout
- Allocated parking space
- Excellent residential location
- NO CHAIN

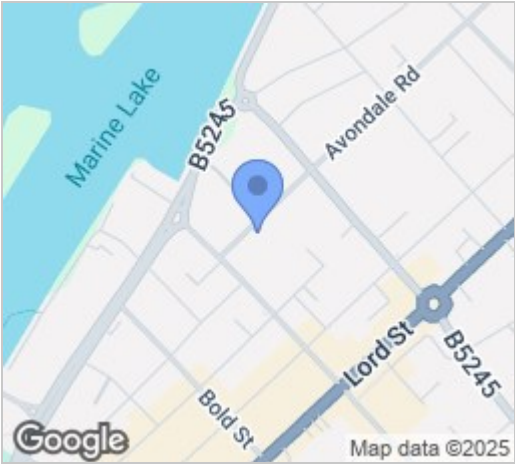




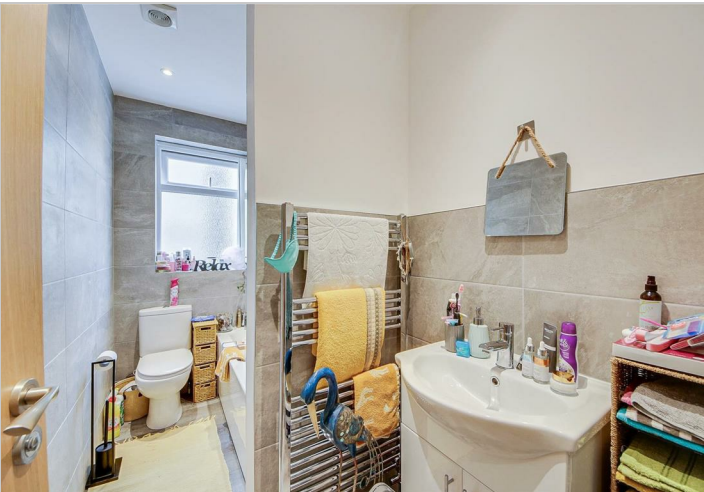
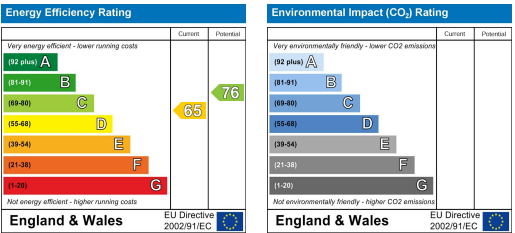
Floor Plan



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.