



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Albany Road

Southport, PR9 0JD

**Offers Over £80,000**

Flexi-Agent is delighted to present this one-bedroom apartment to the open sales market. Overlooking the picturesque Marine Lake, the property is ideally located just a short walk from Lord Street, which offers a variety of shops, bars, restaurants, and local amenities. Hesketh Park is also within walking distance, making this an ideal spot for those who enjoy outdoor leisure. Available with no onward chain.

The apartment briefly comprises a communal entrance, a private entrance hallway, storage cupboards for added convenience, a galley style kitchen, a well portioned lounge with a feature balcony overlooking the Marine Lake, a double bedroom with a fitted wardrobe, and a charming three-piece bathroom.

Externally, the property benefits from well-maintained communal gardens and off-road parking.

Viewings available upon request.

EPC D  
Council tax band A  
No chain  
Leasehold  
Service Charge £50 per calendar month

### 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
- Apartment
- Circa 549 sqft
- No onwards chain
- Close to Hesketh Park
- Well portioned lounge
- Balcony overlooking the Marine Lake
- Off road parking
- Communal garden
- Viewings available upon request



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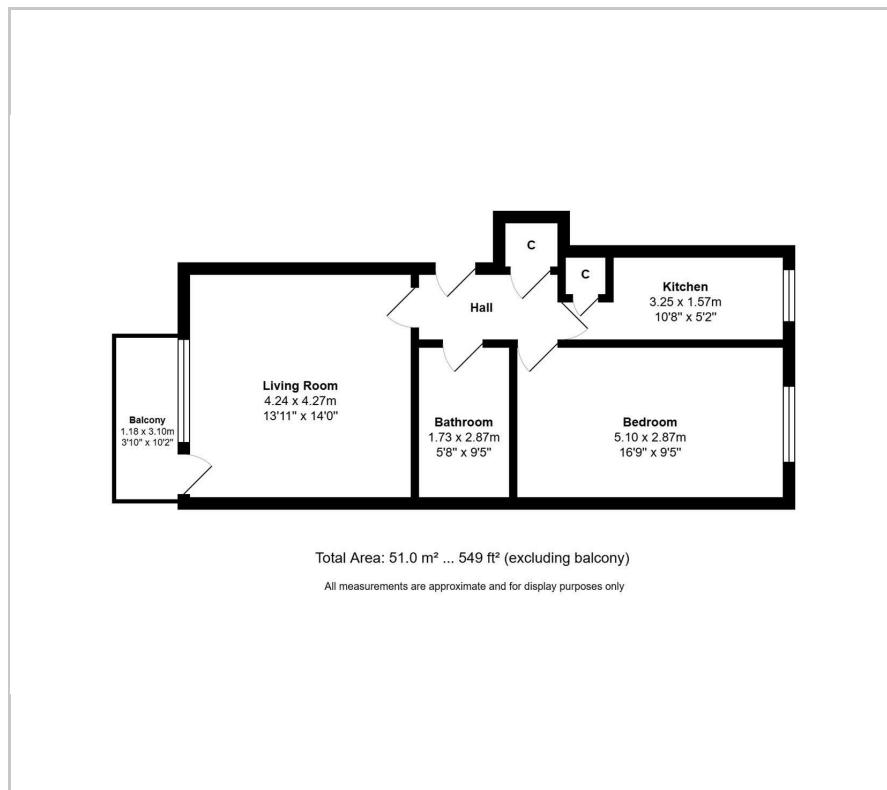


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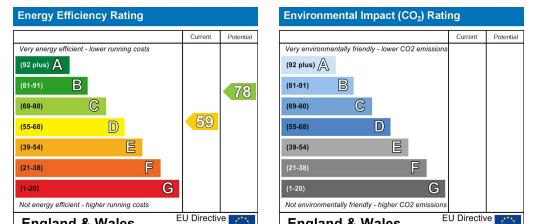
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.