



**McGUIRE**  
ESTATE AGENTS

2 Bed Flat

**£110,000**



## Princess Court , Alexandra Road, Southport, PR9 9HR

Modern spacious two bedroom apartment based on the 2nd floor, close to the Town Centre. This large stunning apartment briefly comprises of: Hall, Lounge, Dining Kitchen, two Bedrooms (principal with En Suite Shower Room) and Bathroom. This particular block is well maintained throughout and ideal for first time buyers or downsizing. Allocated parking and three visitors parking spaces. Service charge is £85pcm

## Key Features

2nd Floor Purpose Built Apartment

Two Bedrooms

Master Bedroom with En Suite

Communal Gardens

Allocated Parking

Close to Southport Town Centre

Modern apartment

Gas central heating

## Ground Floor

**COMMUNAL ENTRANCE HALL** - Intercom and stairs to all levels.

## Second Floor

**PRIVATE HALL** - Entry phone system and loft access.

**LOUNGE** - 18' 2" x 10' 4" (5.56m x 3.15m) Upvc double glazed window to front, radiator.

**DINING KITCHEN** - 10' 9" x 9' 6" (3.3m x 2.92m) Fitted modern kitchen comprising of wall and base units, electric oven, four ring gas hob and cooker hood, stainless steel sink unit, integrated fridge and freezer, integrated dishwasher and washing machine, part tiled walls and Upvc double glazed window to rear.

**BEDROOM ONE** - 10' 2" x 9' 10" (3.12m x 3.02m) Upvc double glazed window, fitted wardrobes, radiator, door to....

**EN SUITE SHOWER ROOM** - White suite comprising shower cubicle, wash basin and low level WC and Upvc double glazed window.

**BEDROOM TWO** - 10' 11" x 6' 5" (3.33m x 1.98m) Fitted wardrobe and overhead storage cupboard and Upvc double glazed window to rear, radiator.

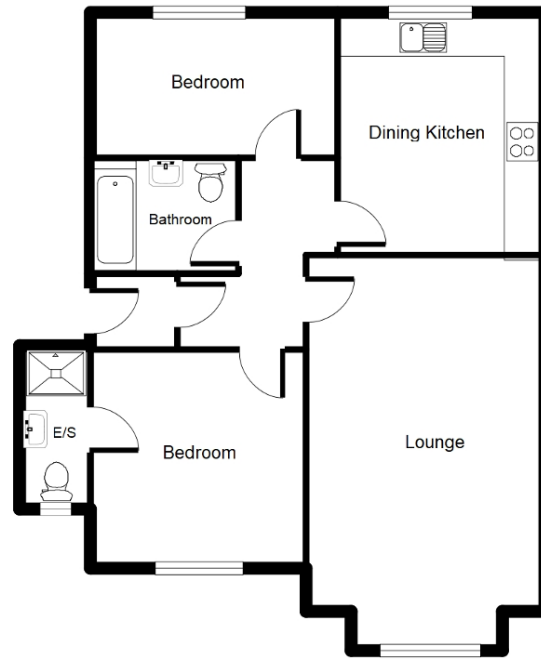
**BATHROOM** - 6' 9" x 5' 4" (2.08m x 1.65m) White suite comprising panelled bath with shower over, low level WC, pedestal wash basin, radiator and tiled walls.

## Exterior

**GARDEN** - There is a communal garden to the rear of the development and allocated parking facilities to the front.

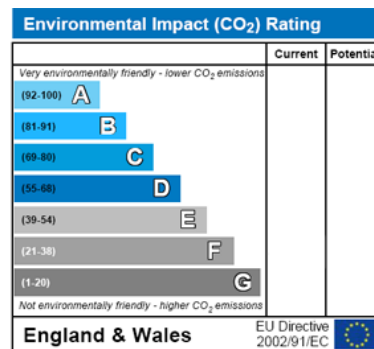
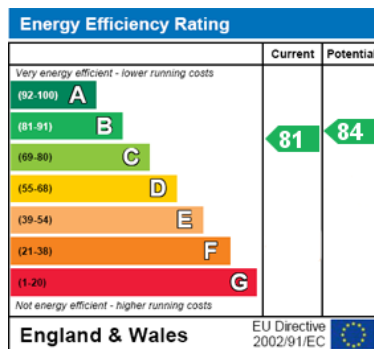


# Floorplans



**Princess Court**

## Energy Efficiency and Environmental Impact



## Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.