



McGUIRE
ESTATE AGENTS

2 Bed Flat

£555 PCM



Alexandra Road Southport, PR9 9HR

A beautifully presented and recently modernised two bedroom second floor apartment, that is perfectly located for amenities and Southport town centre. This well pro-portioned accommodation briefly comprises of: communal entrance hall with entry phone system, hall, lounge, fitted modern dining kitchen, two bedrooms (master with en-suite) and a fitted family bathroom. Externally the development is very well maintained and offers allocated off street parking and manicured communal gardens

Key Features

Purpose Built Apartment

2 bedrooms

Master Bedroom with En suite

2nd Floor

Allocated Parking

Communal Garden

AVAILABLE IMMEDIATELY

Ground Floor

COMMUNAL ENTRANCE HALL - Secure intercom entry system to access the development.

Second Floor

PRIVATE HALL - Intercom handset, heating radiator, radiator, loft access.

LOUNGE - 18' 7" x 9' 7" (5.67m x 2.93m) Upvc double glazed square bay window to front, radiator.

KITCHEN / DINING ROOM - 9' 5" x 11' 0" (2.89m x 3.36m) Fitted with a modern range of wall and base units, contoured work surfaces over with inset stainless steel sink, integrated electric oven with four ring gas hob and extractor hood over, integrated dishwasher, integrated fridge freezer, plumbed for washing machine, radiator, recessed spotlights and double glazed window to the rear.

MASTER BEDROOM - 10' 4" x 10' 9" (3.16m x 3.29m) Upvc double glazed window to front with bay, radiator.

BEDROOM TWO - 7' 10" x 5' 4" (2.39m x 1.65m) Upvc double glazed window to rear, radiator.

BATHROOM - 7' 10" x 5' 4" (2.39m x 1.65m) Modern white suite. Panelled bath, WC and pedestal wash hand basin. Electric shaver point. part tiled walls, radiator. Recessed lighting. Extractor fan.

Exterior

OUTSIDE - To the outside there is one allocated off road parking space together with a delightful private communal garden to the rear.

Energy Efficiency and Environmental Impact

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales	EU Directive 2002/91/EC	74	77

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales	EU Directive 2002/91/EC		



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.