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**58**

## Flat 45, 188 Lord Street, Southport, Merseyside PR9 0QG

GUIDE PRICE **£80,000+**\*

VACANT RESIDENTIAL

### Description

A two bedroom apartment within a purpose-built block benefiting from double glazing, electric heating, secure intercome entry, lift access, balcony and an allocated parking space. The property is newly decorated in good order throughout with brand new carpets in the bedrooms and lounge and would be suitable for immediate occupation or investment purposes with a potential income in excess of £10,200 per annum.

### Situated

Fronting Lord Street in a popular and well established location within walking distance to Southport local amenities and transport links.

### Ground Floor

Main Entrance Hallway, Lift Access

### EPC Rating

C

### Council Tax Band

D

### Third Floor

**Flat Hall**, two Bedrooms (Main Bedroom has Ensuite Shower/WC), Bathroom/WC, Through Lounge/Kitchen

### Outside

Allocated Parking, Balcony

