



Rivermeade, Southport,  
PR8 6PR

£90,000

SM

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ESTATE AGENT

## Your Ideal First Home - Modern, Low-Maintenance Self-Contained Apartment

**Property Description:** Congratulations, you've just found the perfect property for your first home! This MODERN and SELF-CONTAINED APARTMENT is designed to minimise maintenance, allowing you to focus on enjoying your new lifestyle. Situated on the 2nd floor, the well-thought-out FLOORPLAN illustrates the efficient layout of this charming residence.

**Key Features:** As you step into the apartment, you'll be greeted by a welcoming front-facing LOUNGE, offering a cosy space to relax and unwind. Adjacent to the lounge, the KITCHEN awaits, designed with practicality and functionality in mind. Preparing meals will be a breeze in this efficient and serviceable kitchen.

The DOUBLE BEDROOM provides ample room for all your bedroom furniture and offers a peaceful sanctuary for a restful night's sleep. The BATHROOM is presented in clean and white decor, ensuring a fresh and inviting atmosphere.

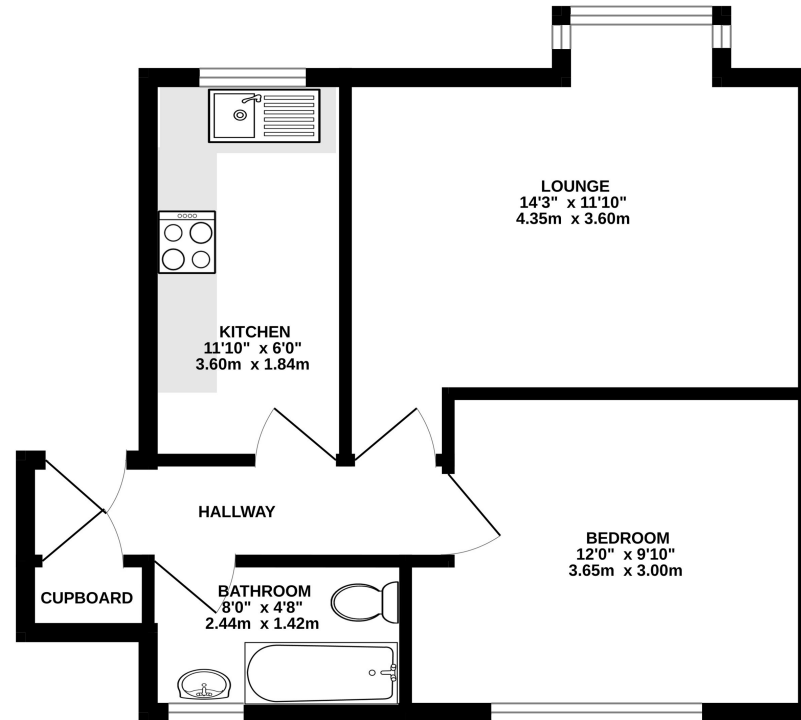
**Communal Facilities:** This property boasts well-maintained communal gardens, providing a pleasant outdoor space. Additionally, you'll benefit from ALLOCATED PARKING, making coming home hassle-free.

**Leasehold Information:** The property is leasehold, with an impressive lease term of 999 years, starting from 01/01/1993. The ground rent is a mere £38.00 per annum, and the service charge is £30.00 per month, covering communal maintenance, ensuring a well-kept and attractive environment.

**Council Tax and Onward Chain:** With a council tax band of A, your annual obligation amounts to £1,414.00 per year. The best part? There is NO ONWARD chain, allowing for a smooth and prompt process for the lucky new homeowner.



SECOND FLOOR  
429 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA: 429 sq.ft. (39.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	76	76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	