



Leyland Road  
Southport  
Merseyside  
PR9

Offers In Excess Of £72,000

bettermove 

# Leyland Road Southport

Bettermove are proud to present this 1 bedroom flat in Southport, available with no forward chain, and welcoming cash buyers only.

This is currently a tenanted property and will be sold with tenants in situ for immediate investment. Rental yields can be obtained throughout Bettermove.

This property benefits from double glazing, and gas central heating throughout, with on street parking available.

The council tax band is A.

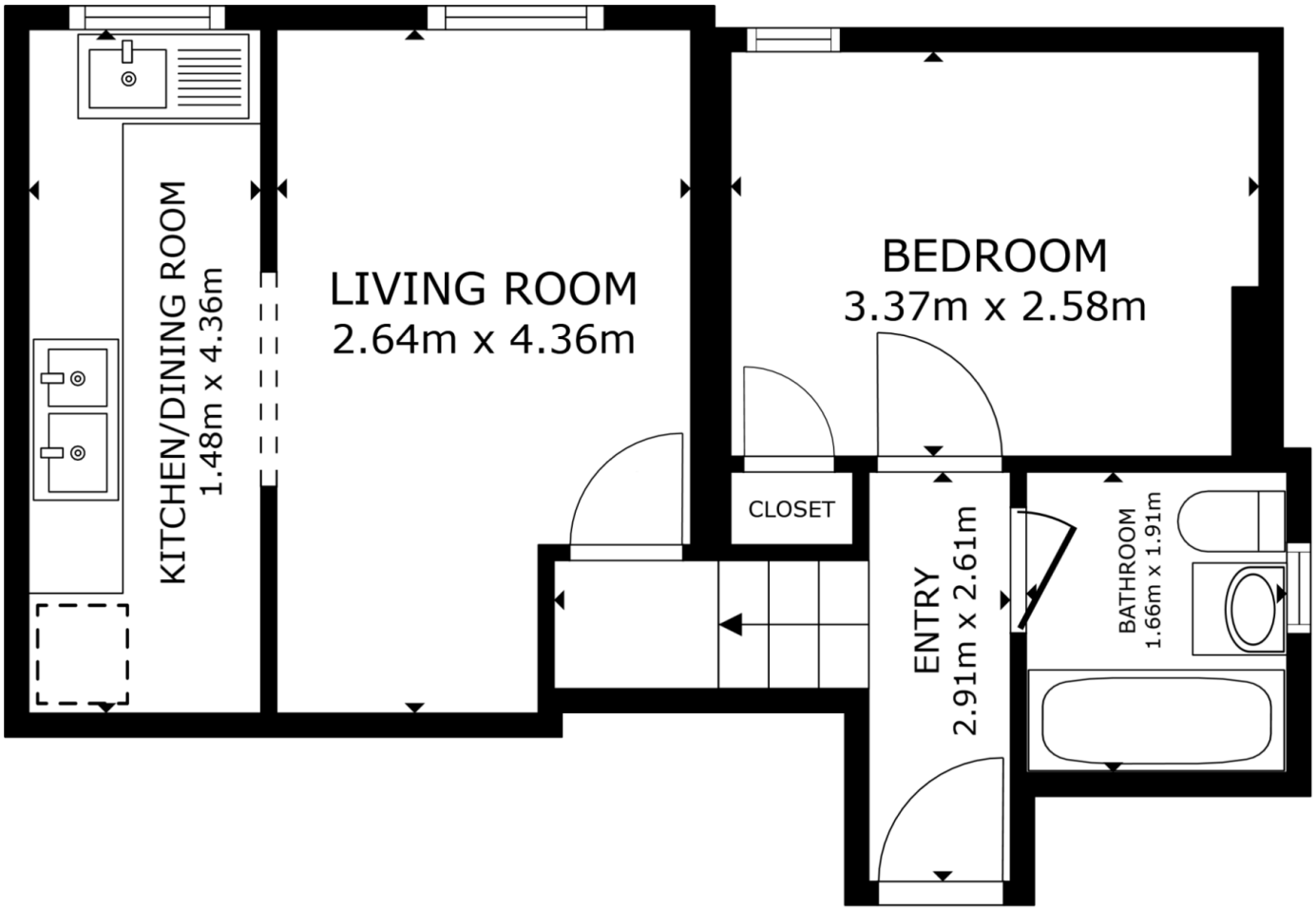
This is a leasehold property with 965 years remaining on the lease; the ground rent is £300.00 per annum, and the service charge is £75.00 per month.

The interior of this well presented, top floor property comprises a spacious living room, fitted kitchen, one double bedroom, and the family bathroom.

Located in the popular coastal town of Southport, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and a short distance to Southport beach. Excellent transport links can be found from Southport Train Station, also giving links on the Merseyrail, as well as a range of local bus routes, and quick access to the A570.

This exciting investment opportunity should not be missed! All enquiries can be made through Bettermove.





FLOOR PLAN

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	57
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	53
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
England, Scotland & Wales		
EU Directive 2002/91/EC		





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