

The Court, Marine Gate Mansions,
Southport, PR8

2 2 1

£195,500

- Charming Cottage Feel
- Own Private Front Door
- Ground Floor Apartment
- Open Plan Kitchen/Living Space
- En-Suite Master Bedroom
- Secure Gated Parking
- Leasehold
- EPC rating TBC

northwood
Local knowledge, national reach







Northwood are delighted to bring to market bungalow-Style living in a Secure Gated Development with private Entrance, Two Double Bedrooms & Secure Parking

Occupying a prime ground floor position within the highly sought-after The Court development situated in the Marine Gate Mansions, Southport. This beautifully presented two-bedroom apartment offers a unique lifestyle opportunity, combining the convenience of apartment living with the privacy and feel of a bungalow.

















Accessed via its own private front door, the property immediately sets itself apart from conventional flats. Once inside, the spacious and well-planned accommodation creates a wonderful sense of privacy, with generous room proportions and an abundance of natural light throughout.

At the heart of the home is an impressive open-plan living and dining space, seamlessly connected to a well-appointed fitted kitchen, creating an ideal environment for both everyday living and entertaining. Large windows provide attractive views and enhance the bright, airy atmosphere.

The accommodation further comprises two generous double bedrooms both finished with a range of fitted wardrobes creating excellent storage space. The superb principal bedroom has en-suite shower room, whilst a separate family bathroom serves guests and the second bedroom.

Set within beautifully maintained communal grounds, The Court enjoys a peaceful and secure environment with attractive landscaped gardens creating a charming courtyard setting rarely found in modern developments.

Additional benefits include secure gated parking accessed via electric entrance gates, well-maintained communal areas and a highly convenient location opposite the beautiful Marine Lake and only a short distance to Southport's amenities, transport links and coastline.
Offering the perfect balance between apartment convenience and bungalow-style living, this exceptional home is ideally suited to downsizers, professionals and those seeking secure, low-maintenance accommodation in an enviable setting.

Early viewing is highly recommended.

Additional Information

Vendor advises us of the below service charges and ground rents
- Annual service charge of £2604.94pa with Marine Gate Southport RTM Company Ltd
- Peppercorn Lease - 999 years from 1 January 1997

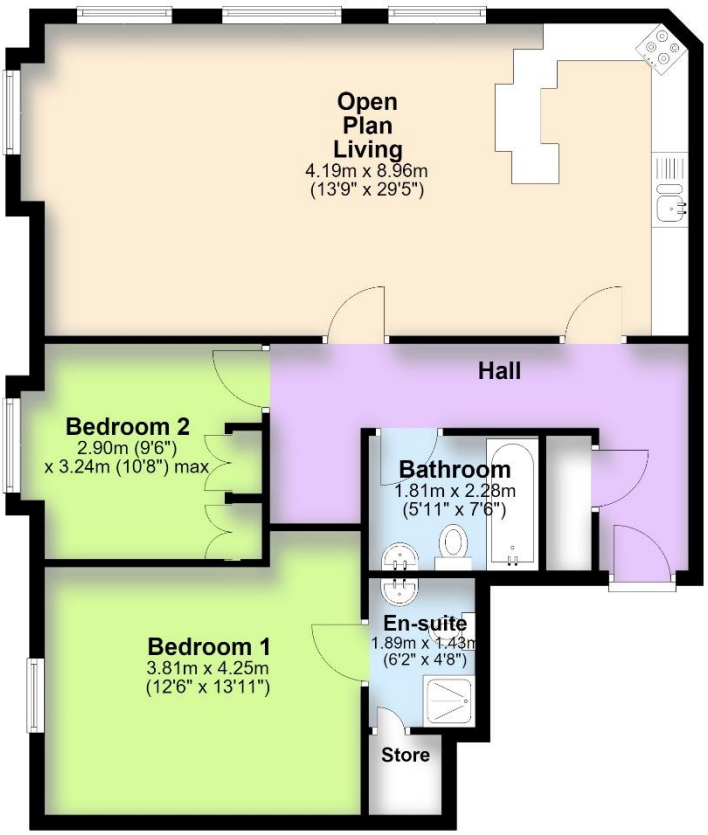
Vendors advised the building is Grade II listed and no pets are allowed.

Disclaimer

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.
These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans exactly to scale. These details do not constitute part of any contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures, or services so cannot confirm that they are in working order and the property is sold on this basis.

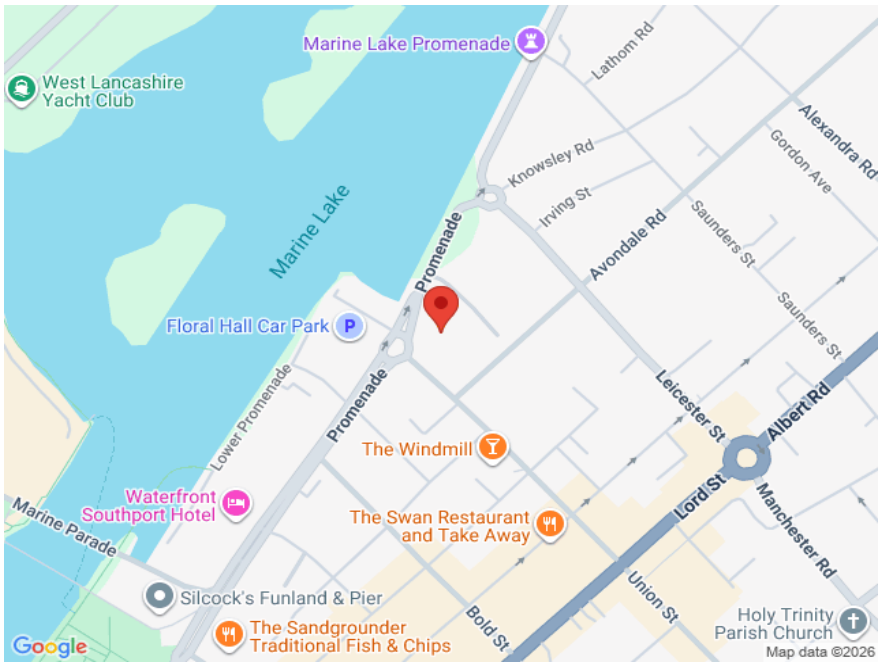
Ground Floor

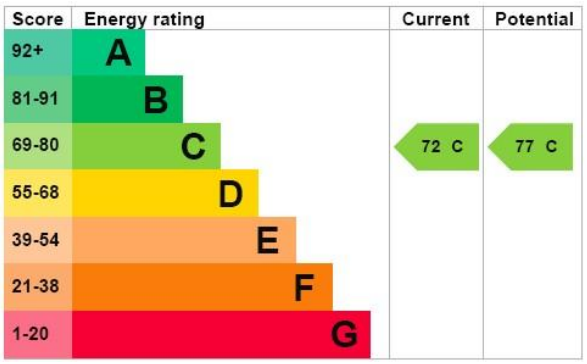
Approx. 82.7 sq. metres (890.6 sq. feet)



Total area: approx. 82.7 sq. metres (890.6 sq. feet)

This floor plan is for illustration purposes only.
Plan produced using PlanUp.





northwood

Northwood Southport and Ormskirk

01704 545 657
southport@northwooduk.com