



112 Hampton Road, Southport, Merseyside PR8 5DZ

Offers Over £87,500

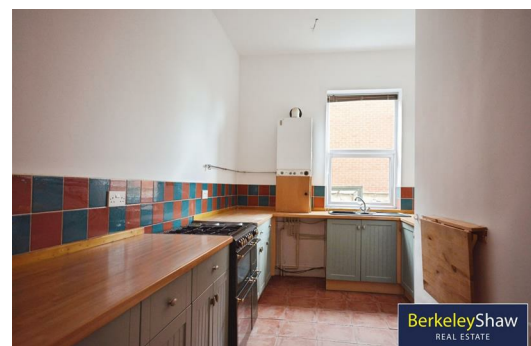
Berkeley Shaw Real Estate present this ground floor one-bedroom apartment in Southport and is well suited to first-time buyers. The property benefits from ramp access and is set on the ground floor, enhancing accessibility. A single garage provides useful additional storage or secure parking.

Internally, the flat features a separate reception room with large windows, allowing for good natural light. The kitchen includes a breakfast area, offering space for informal dining. There is one master bedroom and one bathroom. The property has an EPC rating of C and falls within Council Tax Band A.

The flat is situated in a location with access to local amenities, with Southport's range of shops, supermarkets, cafés and restaurants within easy reach. Hesketh Park and the Marine Lake area provide green space, walking routes and leisure opportunities nearby, while Southport's seafront and pier offer further attractions.

Public transport links are available via Southport railway station, which provides regular services to Liverpool Central (typically around 45 minutes) and Manchester (around 1 hour 15 minutes with changes). There are also local bus routes connecting surrounding residential areas with Southport town centre and neighbouring districts.

This flat presents an option for buyers looking for a one-bedroom property ****for sale**** in a Southport location with access to amenities, transport connections and recreational spaces, together with the practical benefits of ground floor living, ramp access and a single garage.



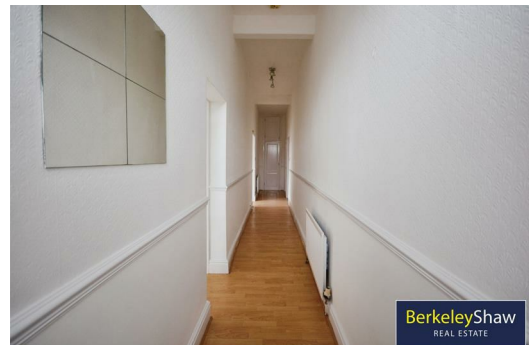
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) 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 & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
725 sq.ft. (67.4 sq.m.) approx.



TOTAL FLOOR AREA: 725 sq.ft. (67.4 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 operation or efficiency can be given.
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Berkeley Shaw Estate Agents Limited.
Company No. 0784754

Berkeley Shaw Real Estate Limited.
Company No. 05206927

