



**Rosewood  
Cambridge Road  
Southport  
Merseyside  
PR9**

**Offers In Excess Of £86,000**

**bettermove**

# Cambridge Road Southport

Bettermove are proud to present this 2 bedroom retirement property in Southport, welcoming over 60s only, and available with no forward chain.

This property benefits from double glazing, and electric heating throughout, with off road residents parking available.

The council tax band is B.

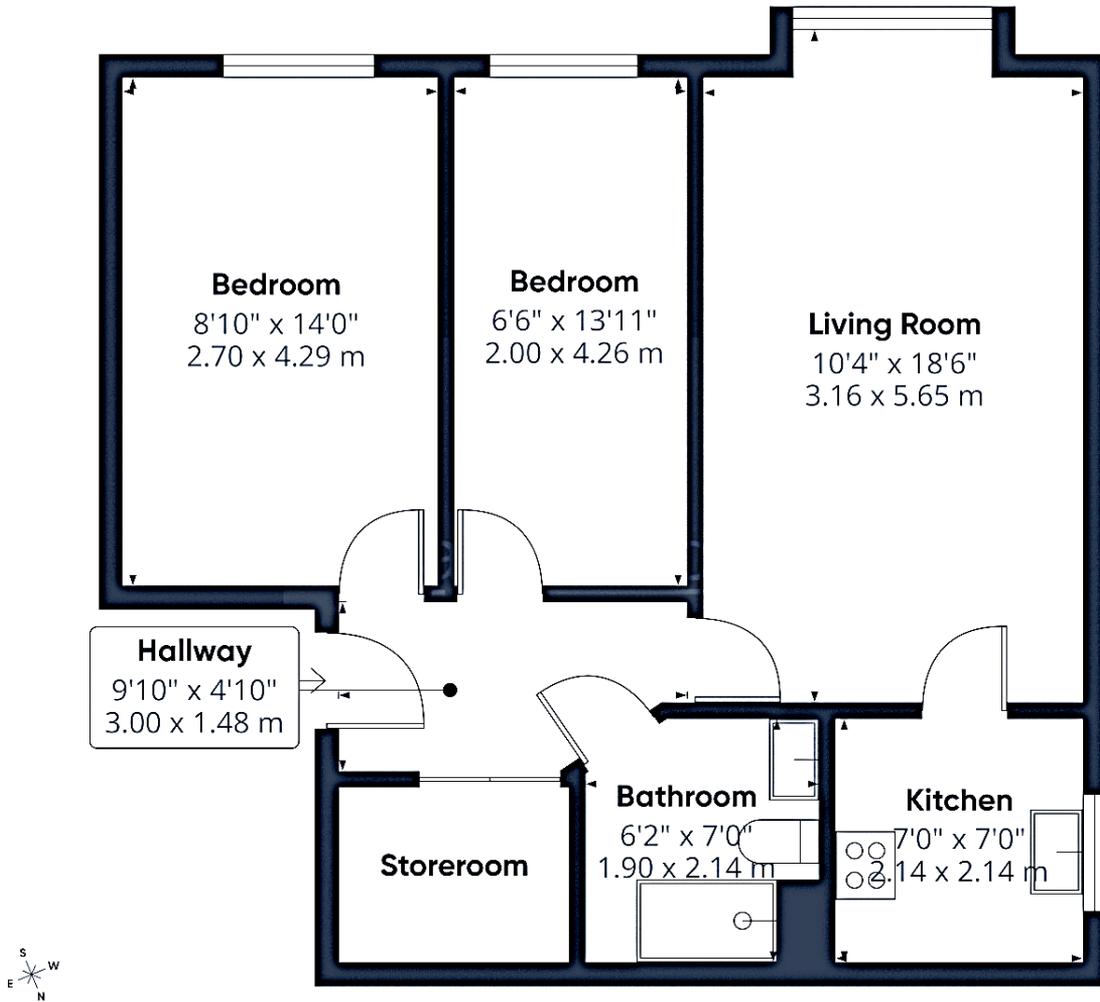
This is a leasehold property with 87 years remaining on the lease; the ground rent is £135.00 per annum, and the service charge is £3,520.00 per annum.

The interior of this well presented, first floor property comprises a spacious living room, fitted kitchen, store room, shower room, and two double bedrooms, the second bedroom offers flexibility, ideal as a guest bedroom, dining room, or study. Outside, the property boasts communal gardens, perfect for enjoying the summer months.

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 the seafront. Excellent transport links can be found from Southport Merseyrail stop, a variety of local bus routes, and quick access to the A570, leading to the M58.

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





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>		
(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>	76	80
	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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	92	86
	EU Directive 2002/91/EC 	



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