

**Lot 289**

**Flat 35, The Anchorage, 23 Kingsway,  
Southport, Merseyside, PR8 1ND**

**Upon  
Instruction of**

**AMG**



All enquiries Ref: Meghan Mamo



#### **Accommodation:**

One bedroom, reception room open plan to kitchen, bathroom/wc  
Outside: Balcony

#### **EPC Rating:** C

#### **Council Tax Band:** B

#### **Lease:**

Held on a lease for a term of 125 years from 01/01/2007.

#### **To view:**

By arrangement with the auctioneers.

### **Leasehold fifth floor flat**

#### **Location:**

The Anchorage is located on Kingsway. Shopping amenities are available locally within Southport Town Centre with a further range of shops, bars and restaurants found within Liverpool City Centre lying to the south and Preston City Centre located to the north east. Public transport links are available at Southport Train Station lying to the east along with a network of local bus services serving the surrounding areas. The property is served by road links including the A565 and the A570 both located to the east. Recreational pursuits are available at Princes Park and Southport Beach both lying to the north.