



**Flat 33, Victoria Court
Birkdale, PR8 2DN £150,000
'Subject to Contract'**

Victoria Court stands in established and well-maintained gardens that incorporate communal parking facilities. This two-bedroom top floor flat is generous in size and has been modernised and much improved throughout! The living accommodation briefly includes; lounge/diner leading to separate modern style kitchen and access private 'South East' facing balcony. There are two double bedrooms, bathroom and separate Wc. The property occupies a convenient location within close proximity to the many amenities of vibrant Birkdale Shopping Village including the railway station on the Southport/Liverpool commuter line. Further facilities can be found at nearby Lord Street and the Southport Town Centre.

Communal Entrance

Audio intercom, entrance access and stairs lead to Second Floor.

Second Floor

Private Entrance Hall

With hanging space and shelving to recess, door leading to...

Lounge/Diner - 5.44m reducing to 5.36m x 5.77m reducing to 3.44m(17'10" reducing to 17'6" x 18'11" reducing to 11'3")

UPVC double-glazed door with side screen opens to 'South-East' facing private balcony, generous in size with UPVC double-glazed window overlooking front of development. Lounge is open-plan to dining area, electric fire and door leads to...

Kitchen - 2.69m x 2.54m (8'10" x 8'4")

UPVC double-glazed window overlooks communal gardens to the rear of development, modern style range of base units are fitted with a number of cupboards and drawers, wall cupboards and working surfaces. Single bowl sink unit with mixer tap and drainer. Integral appliances comprise of fridge-freezer, plumbing is available for washing machine and dishwasher. Electric oven with four-ring gas hob, splash back and canopy style extractor hood above. Wall mounted 'Glow-worm' combination style central heating boiler system.

Inner Hall

With loft access and doors leading to...

Bedroom 1 - 4.24m x 3.58m into recess (13'11" x 11'9" into recess)

UPVC double-glazed window.

Bedroom 2 - 4.7m into bay x 2.59m (15'5" into bay x 8'6")

UPVC double-glazed window.

Bathroom - 2.69m x 2.01m (8'10" x 6'7")

Opaque UPVC double-glazed window, vanity wash hand basin with mixer tap and L-shaped panelled bath with glazed shower screen, plumbed in Deluge style overhead shower and handheld shower attachment. Ladder style chrome heated towel rail and part-wall tiling.

WC - 1.7m x 0.84m (5'7" x 2'9")

Opaque UPVC double-glazed window and low-level WC.

Outside

Parking is available on a first-come-first-served basis, well tended communal gardens adjoin the development with a variety of plants, shrubs and trees.

Maintenance

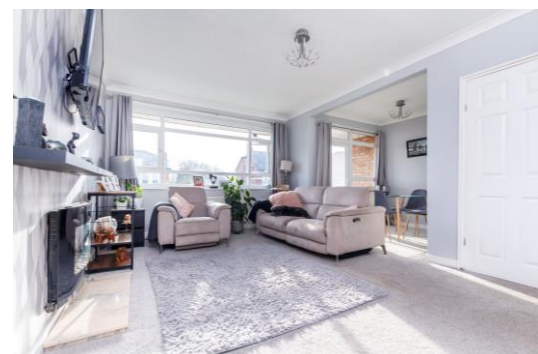
We understand that Anthony James (Turner Property Management) has recently been appointed to supervise the day-to-day running of the development and the current service charge is payable in the region of £200 per calendar month with a separate payment of £50 per annum, due 6 monthly for the Ground Rent. We confirm that no pets are allowed, however, subletting is permitted.

Tenure

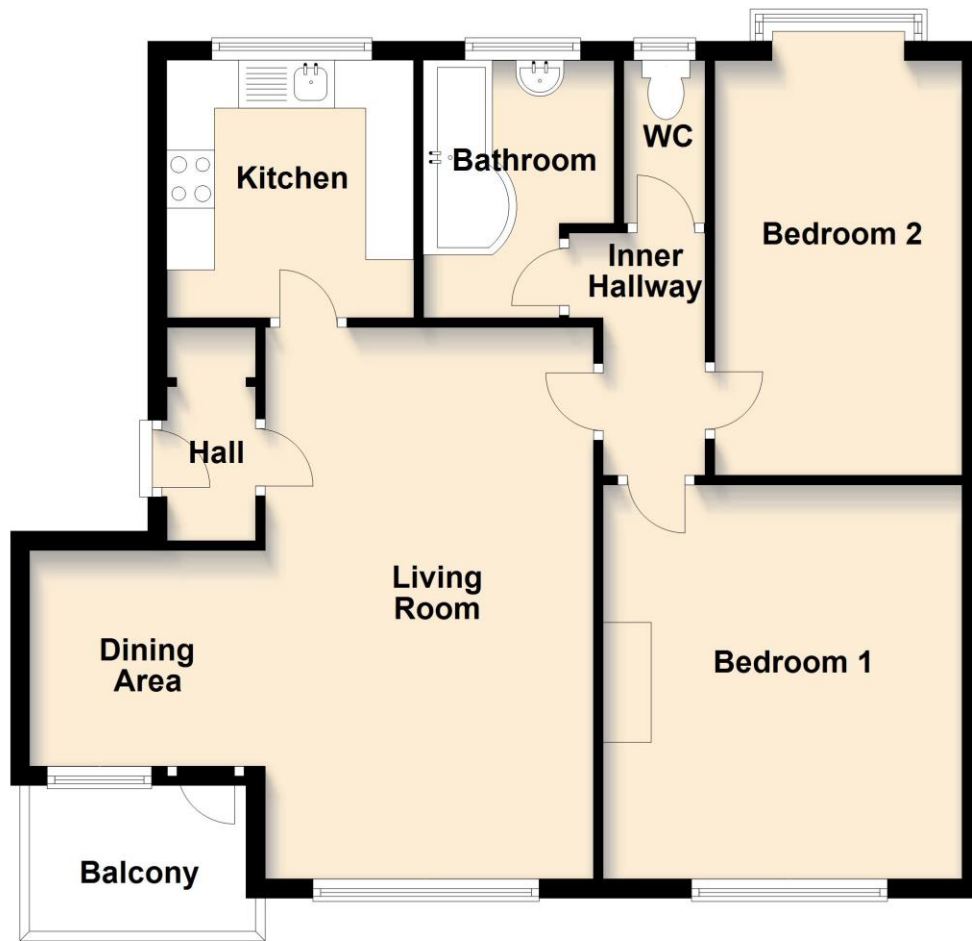
Leasehold with a lease term of 150 years from 29 September 1994

Council Tax

Sefton MBC Band B.



Second Floor



Floor plans are for illustration only and not to scale
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	78
(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	



Chris Tinsley Estate Agents confirm that they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.