




-  Purpose Built Apartment
-  Located to the Fourth Floor, Lift Access
-  Two Double Bedrooms

-  Balcony to Rear
-  Shower Room
-  Inspection Recommended

**Price: £99,950** Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008







An early inspection is highly recommended of this purpose built apartment occupying a fourth floor position in this town centre development.

The property is accessible via staircase or lift from the Communal Entrance Hall with accommodation briefly comprising: Hall, Living Room with Balcony overlooking Nelson Street, Fitted Kitchen, Dining Room, Two double Bedrooms and Shower Room. Upvc double glazing is installed.

Viceroy Court is a substantial development located within the heart of Southport, conveniently placed for the many amenities of the town centre and Promenade.

**NB:** A parking permit can be purchased from Sefton Council to park on the road at a cost of £30.

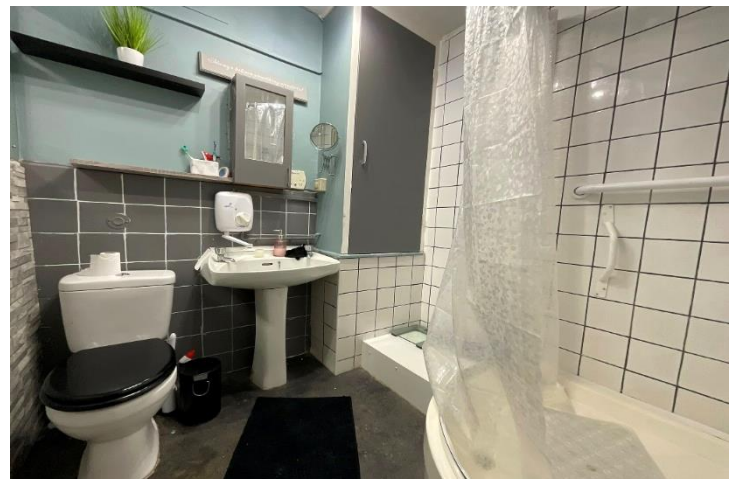
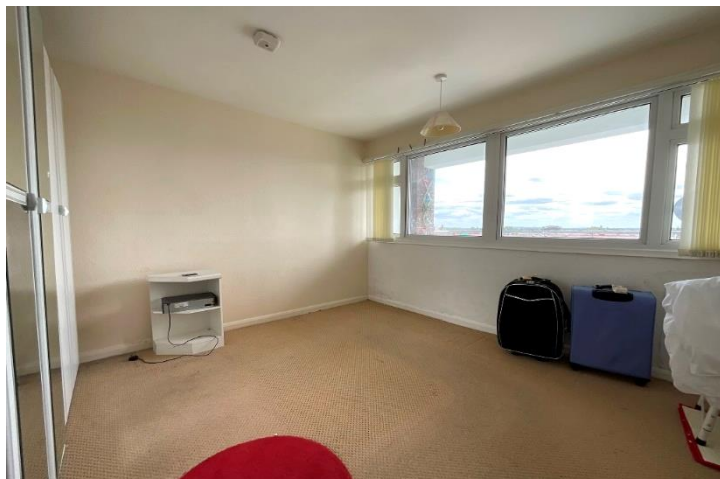
**Service Charges:** There is a service charge of £1,609.92 per annum including a contribution towards general maintenance, buildings insurance premium, lift maintenance, water rates, cleaning, heating and lighting of the communal areas and managing agents fees.

**Tenure:** Leasehold for the residue of a term of 999 years from 24th June 1977 subject to ground rent of £10 per annum.

**Council Tax Banding:** Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band B.

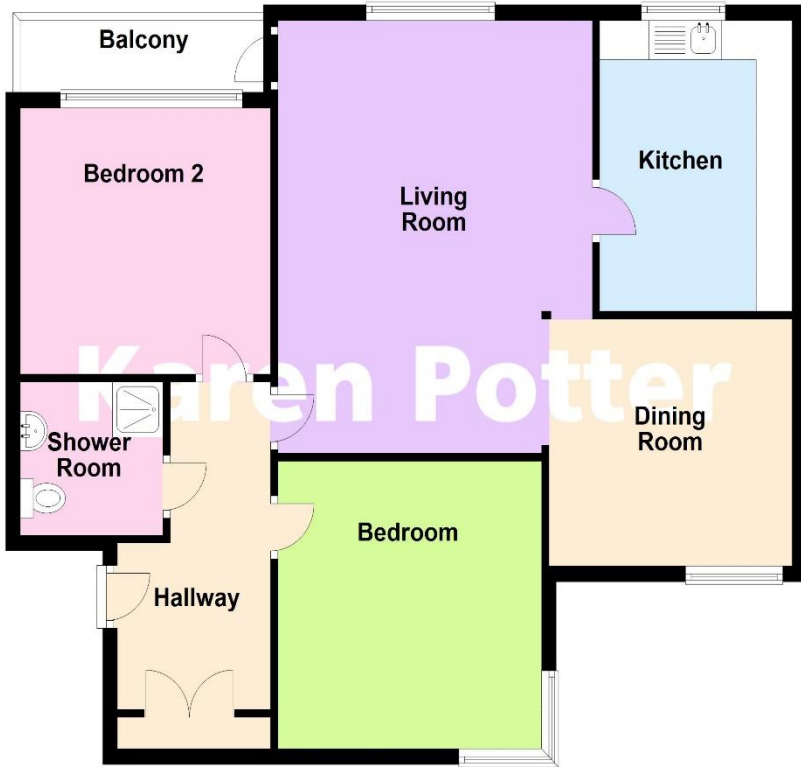
**Please Note:** We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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**Fourth Floor**

Approx. 83.3 sq. metres (896.8 sq. feet)



Total area: approx. 83.3 sq. metres (896.8 sq. feet)

**GROUND FLOOR:**

**COMMUNAL ENTRANCE HALL**

**FOURTH FLOOR:**

**HALLWAY**

**SHOWER ROOM** 6' 6" x 6' 5" (1.98m x 1.96m)

**BEDROOM 1** 12' x 12' (3.66m x 3.66m)

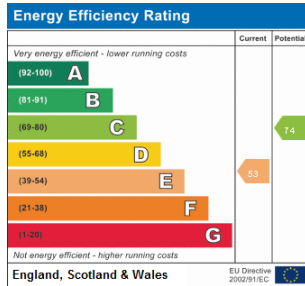
**LIVING ROOM** 18' 1" x 14' 3" (5.51m x 4.34m)

**BALCONY**

**KITCHEN** 12' 2" x 8' 9" (3.71m x 2.67m)

**DINING ROOM** 11' 1" x 10' 4" (3.38m x 3.15m)

**BEDROOM 2** 11' 4" x 11' 1" (3.45m x 3.38m)



Karen Potter Estate Agents confirm 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 as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



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