




-  Purpose Built Apartment
-  First Floor Position
-  Two Bedrooms

-  Spacious Lounge/Dining Room
-  Balcony
-  Birkdale Village Position

Price: £125,000 Subject to Contract

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





AN EARLY INTERNAL INSPECTION IS

RECOMMENDED of this well proportioned apartment which is located to the first floor of a purpose built development to the shore side of Birkdale.

Victoria Court is conveniently placed for access to Birkdale Shopping Village together with the railway station on the Southport/Liverpool commuter line. Public transport facilities to the Town Centre are also readily accessible.

The gas centrally heated accommodation is installed with uPVC double glazing and briefly comprises Hall, front Lounge with Dining Area and Balcony overlooking York Road, Fitted Kitchen, two Bedrooms, Bathroom and separate WC.

The development stands in established and well maintained, communal gardens incorporating parking facilities.



Ground Floor:

Communal Entrance Hall

With staircase to all floors

First Floor:

Entrance Vestibule

Lounge - 5.59m x 3.45m (18'4" x 11'4")

Dining Area - 2.44m x 2.24m (8'0" x 7'4")

Balcony

Kitchen - 2.69m x 2.51m (8'10" x 8'3")

Bedroom 1 - 4.27m x 3.56m (14'0" x 11'8")

Bedroom 2 - 3.99m x 2.59m (13'1" x 8'6")

Bathroom - 2.69m x 1.68m (8'10" x 5'6")

Separate WC

Outside: Victoria Court stands in established, communal gardens incorporating car parking.

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

Tenure: Leasehold for the residue of a term of 150 years commencing 29 September 1994 subject to annual ground rent of £50 for the first 50 years, £100 for the next 50 years, rising to £200 for the final 50 years.

Service Charge: The service charge as of November 2023 amounts to £2181.99 per annum, payable to Watsons, to include cleaning, heating and lighting of communal areas, window cleaning, gardening and buildings insurance.

NB: 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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First Floor

Approx. 70.7 sq. metres (760.8 sq. feet)



Total area: approx. 70.7 sq. metres (760.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	80	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.



5 Hill Street, Southport
PR9 0NW

01704 500 008
www.karenpotter.co.uk