



-  Purpose Built Flat
-  Second/Top Floor Position
-  Two Double Bedrooms

-  South Facing Balcony
-  Sought After Birkdale Location
-  Inspection Recommended

Price: £150,000 Subject to Contract

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





AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED of this well presented, modern, purpose built, second/top floor apartment forming part of a popular development located to the shore side of Birkdale, accessed via Oxford Road.

The apartment offers well planned and pleasantly proportioned accommodation briefly comprising Private Hall, spacious Lounge/Dining Room with south facing Balcony, two double Bedrooms, Bathroom and separate WC. Gas central heating and upvc double glazing are installed and there are established, well maintained communal gardens adjoining the development.

Victoria Court occupies a particularly convenient location within convenient access of the many amenities of Birkdale Shopping Village together with the railway station on the Southport/Liverpool commuter line.



Second Floor:

Entrance Vestibule

Lounge/Dining Room - 6.73m overall x 4.14m overall (22'1" x 13'7")

Balcony

Kitchen - 3.73m x 2.24m (12'3" x 7'4")

Bedroom 1 - 4.06m x 3.63m overall (13'4" x 11'11")

Inner Hall

Bedroom 2 - 3.35m x 2.44m (11'0" x 8'0")

Bathroom - 2.24m x 2.08m (7'4" x 6'10")

WC

Outside:

There are established, well maintained communal gardens adjoining the development incorporating resident's 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 from 29th September 1994 subject to an annual ground rent of £50 for the first 50 years which rises to £100 for the next 50 years and £200 for the final 50 years.

Service Charge:

We are advised there is a service charge of £1,860 per annum as a contribution towards buildings insurance, general maintenance, gardening, cleaning and lighting of communal areas, lift maintenance, managing agent's fees etc.

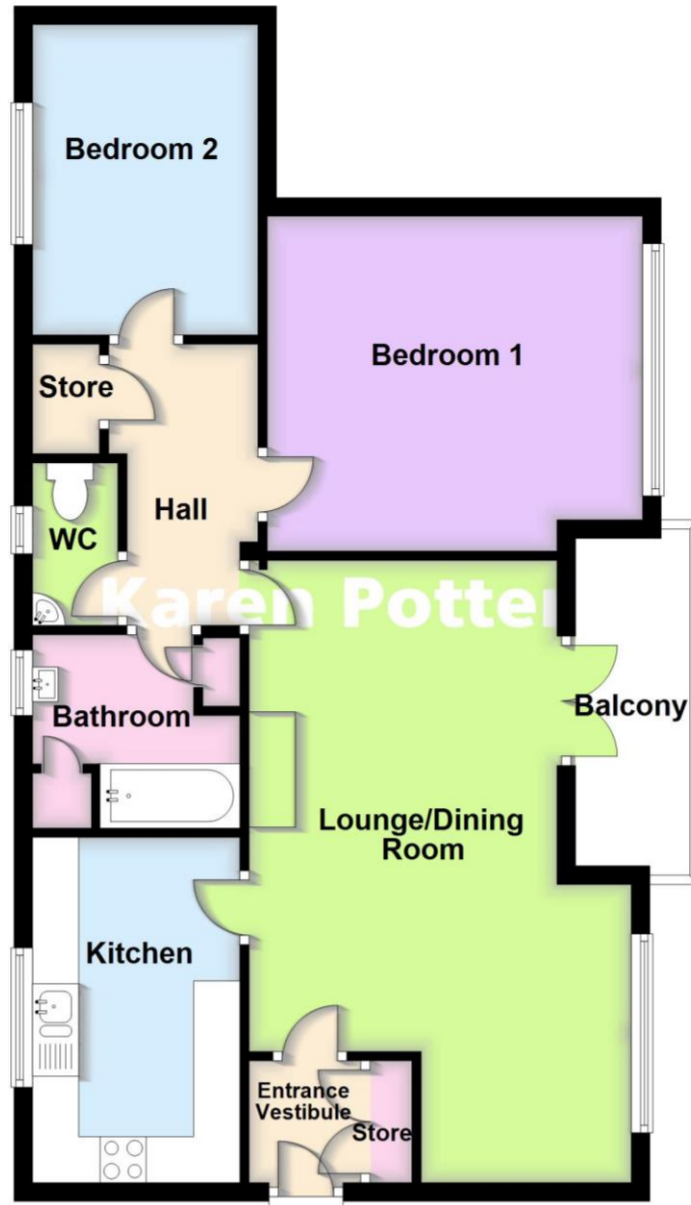
NB:

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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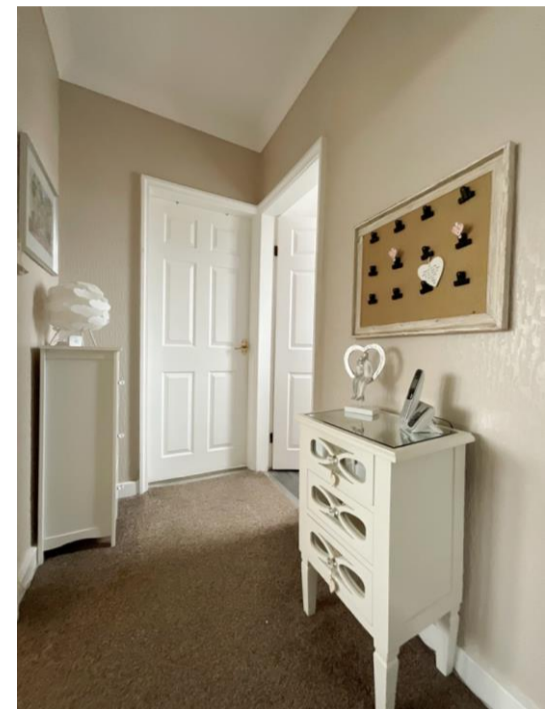
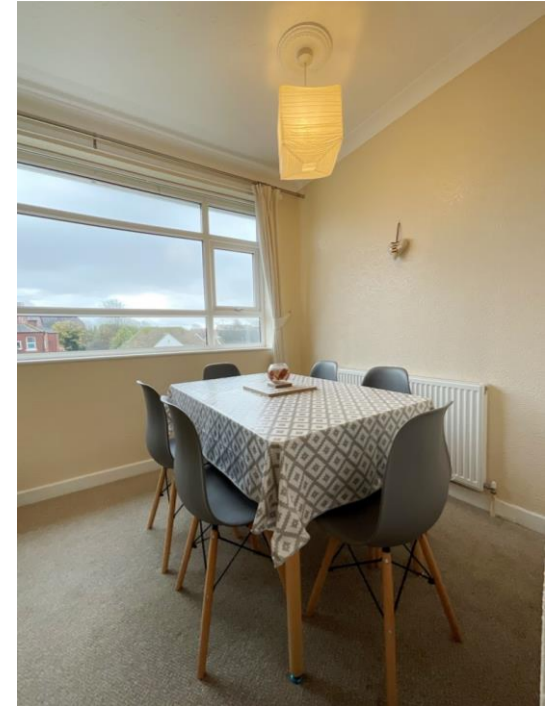
Second Floor

Approx. 70.1 sq. metres (754.1 sq. feet)



Total area: approx. 70.1 sq. metres (754.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	74	75
(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.



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