



-  Purpose Built Apartment
-  Second Floor Position – Lift Access
-  Two Double Bedrooms

-  Modern Fitted Kitchen
-  Four Piece Bathroom Suite
-  No Chain

Price: £160,000 Subject to Contract

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





An excellent opportunity to purchase this purpose built, second floor apartment, forming part of a popular development, located to the shore side of Birkdale and adjacent to the many amenities of Birkdale Shopping Village together with the railway station on the Southport/Liverpool commuter line.

Accessed via stairwell or twin lifts, the apartment offers chain free, well proportioned accommodation has been completely renovated and redecorated throughout, is installed with gas central heating, upvc double glazing and briefly comprises: Private Hall with two storage cupboards, Lounge-Dining Room with south facing Balcony off, re-fitted Kitchen (with oven, hob, etc), two Double Bedrooms, modern four piece Bathroom and separate WC.

Victoria Court stands in established, well maintained gardens incorporating private parking.



Ground Floor:

Communal Entrance Hall

with access by way of entry phone system, twin lifts and stairwell to all floors.

Second Floor:

Hall

Lounge/Dining Room - 5.82m x 3.43m (19'1" x 11'3")

Balcony - 3.15m x 1.27m (10'4" x 4'2")

Kitchen - 3.43m x 2.82m (11'3" x 9'3")

Bedroom 1 - 4.5m x 3.35m (14'9" x 11'0")

Bedroom 2 - 3.15m x 3.12m (10'4" x 10'3")

Bathroom - 2.82m x 2.39m overall (9'3" x 7'10")

WC

Outside:

There are communal gardens adjoining the development and incorporating resident private parking spaces.

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 £2724.66 per annum as a contribution towards buildings insurance, general maintenance, gardening, cleaning and lighting of communal areas, lift maintenance, managing agent's fees etc.

Mobile Phone Signal:

Check signal strengths by clicking this link:
<https://www.signalchecker.co.uk/>

Broadband:

Check the availability by clicking this link:
<https://labs.thinkbroadband.com/local/index.php>

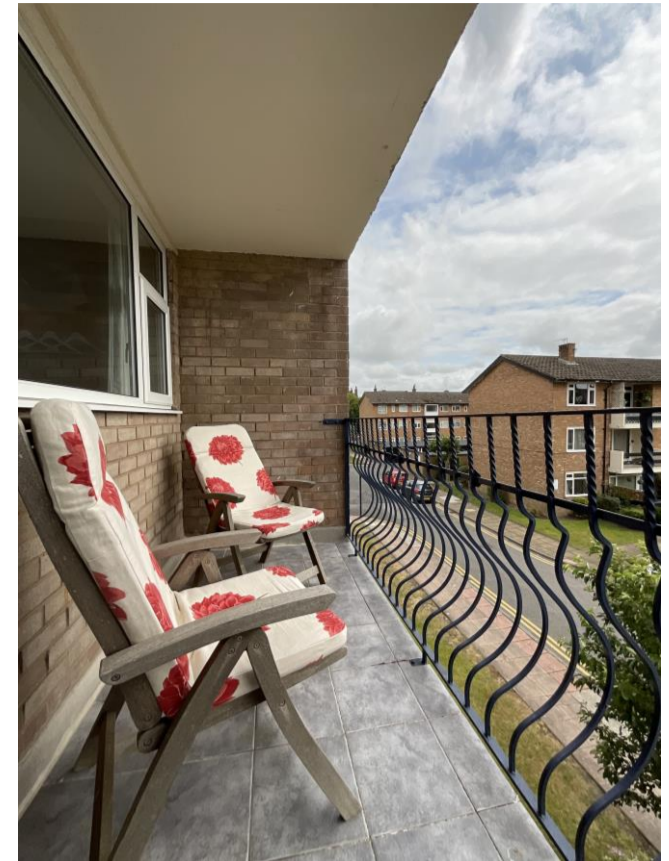
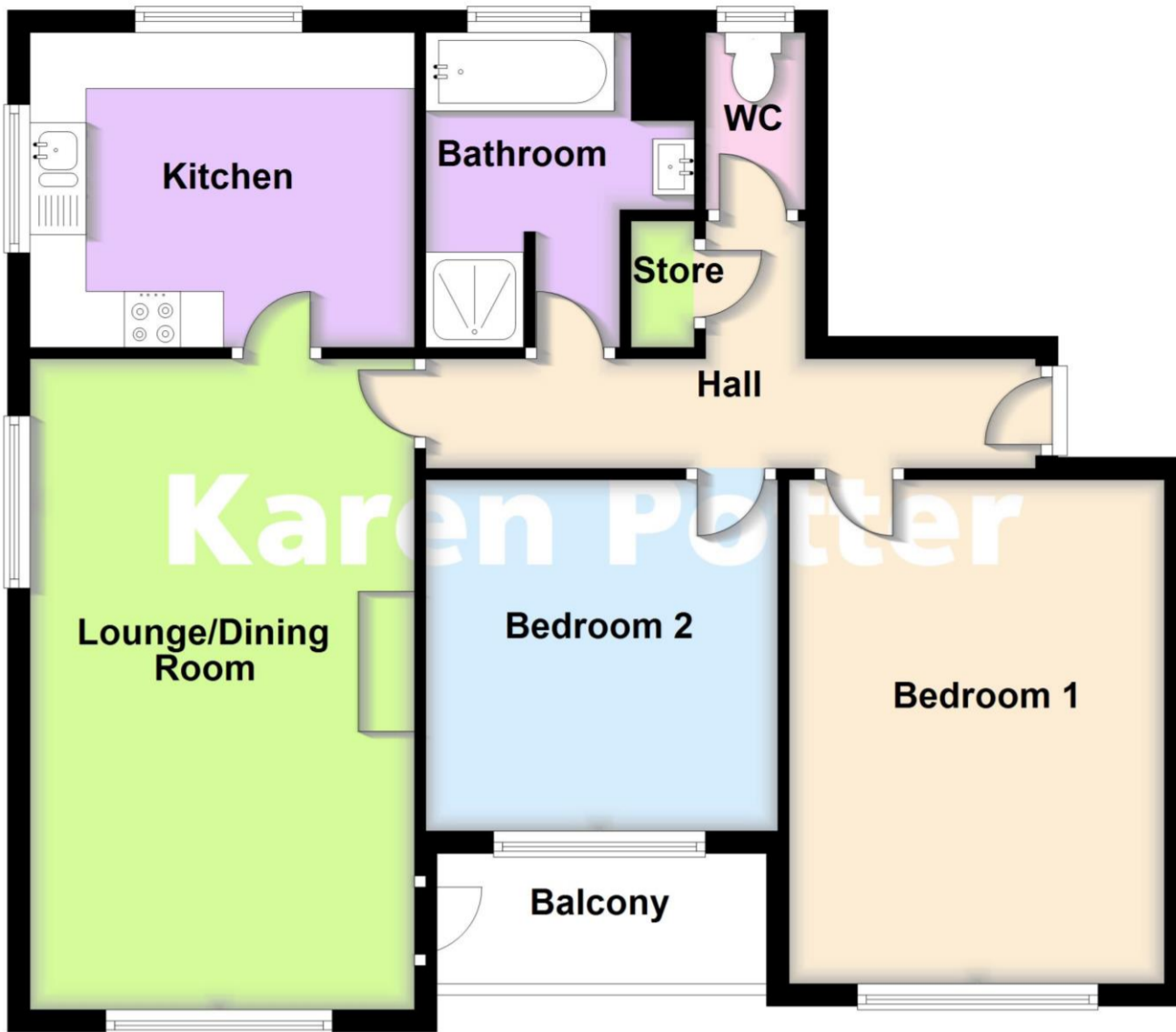
NB:

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. 71.5 sq. metres (769.9 sq. feet)



Total area: approx. 71.5 sq. metres (769.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & 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