



FLEXIAGENT

Market Leading, Independent Estate Agents



Victoria Court

Southport, PR8 2DW

Offers In Excess Of £100,000

Flexi-Agent are delighted to present this stunning NO CHAIN ground floor apartment to the open market. Located in Birkdale village, it is surrounded by a wealth of local amenities, cafes, bars & restaurants, is a short walk from local transport links giving easy access to Southport town centre & Hillside Golf Links.

The property briefly comprises: Communal entrance hall that grants access by way of entry phone system, a private hall with covered ceiling laminate flooring, accompanied with a storage cupboard with double doors and an additional storage cupboard. Inside the apartment there lies a white three-piece bathroom, a shaker-style kitchen, a 16ft beautifully presented lounge area and finally a well-proportioned DOUBLE bedroom.

Externally the property boasts well maintained communal gardens, resident parking & off road parking.

*****NO CHAIN*****

Viewings available upon request.

EPC: D
Tenure: Leasehold
Council Tax Band: B

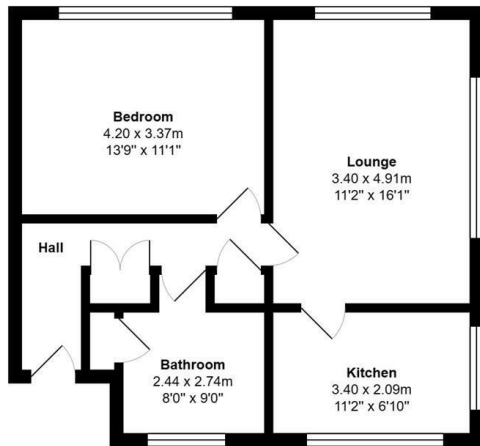
Viewing

Please contact our Flexi Agent Southport Office on 01704 889455 if you wish to arrange a viewing appointment for this property or require further information.

- Ground Floor Apartment, double bedroom
- NO CHAIN
- Beautifully presented throughout
- Shaker-style kitchen
- White three-piece bathroom
- Well maintained communal garden
- Welcoming entrance hallway
- Stone throws from Birkdale Village with a wealth of amenities like shops, bars, boutiques and travel links.
- Located in the heart of Birkdale.
- Viewings available upon request.



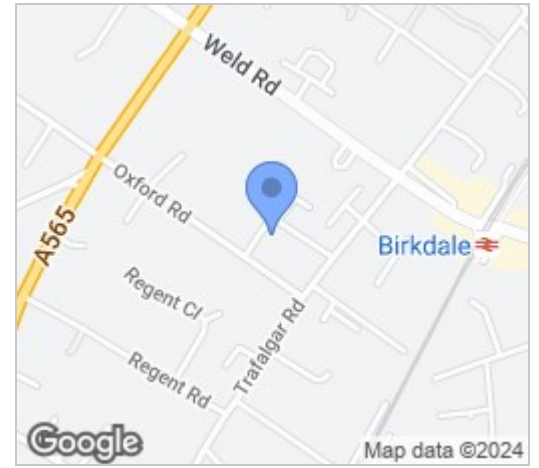
Floor Plan



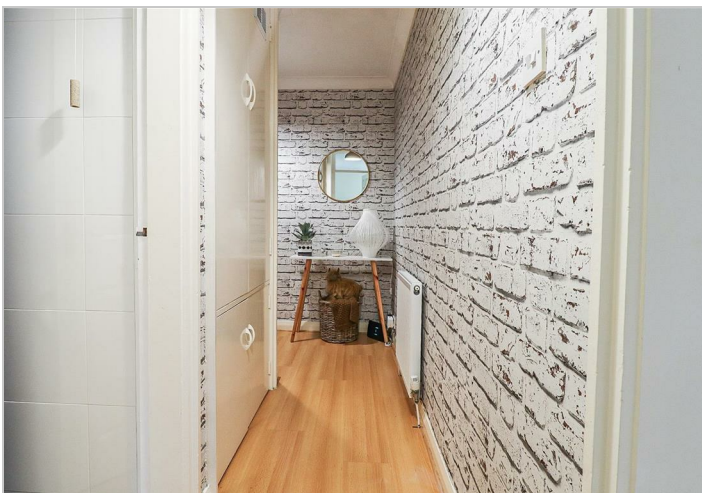
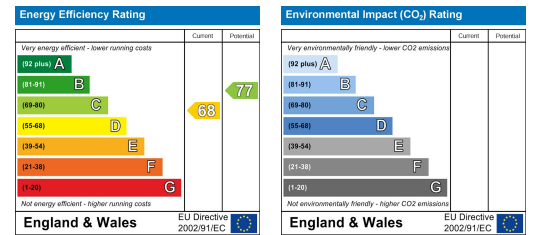
Total Area: 53.6 m² ... 577 ft²

All measurements are approximate and for display purposes only

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.