



**58 Viceroy Court, Lord Street,
PR8 1PW, £135,000
'Subject to Contract'**

We are delighted to have the opportunity to bring to the market this fabulous two-bedroom fifth floor apartment sat in an enviable spot with private balcony overlooking Lord Street and the Southport Town Centre. The accommodation has been modernised and very much improved throughout and briefly includes, secure communal entrance with entry phone system and passenger lift to all floors. The generous living space has been re-arranged to provide a fully functional living space ideal for someone who enjoys entertaining! The main lounge being open plan to dining area and modern style kitchen. There is also access to a private balcony overlooking Lord Street! There are two double bedrooms and a modern style shower room with WC. The master benefitting Upvc double glazed sliding patio doors to private balcony!

Viceroy Court is a development of just two purpose-built blocks, with permit parking available. The development is located for the many facilities of Lord Street and Southport Town Centre.

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Southport's Estate Agent

Communal Entrance Hall

With entry phone system and stairs including passenger lift to the fifth floor.

Fifth Floor

Private Entrance Hall

Open plan to main living area, with tiled flooring and entry phone handset. Built in glazed and illuminated shelving cabinet and cupboards below. Doors lead to both bedrooms and bathroom.

Lounge - 5.18m x 3.48m (17'0" x 11'5")

Upvc double glazed window provides unrivalled views over Lord Street boulevard and out to the marine lake and the Irish sea. Upvc double glazed door leads to private front facing balcony overlooking Lord Street with opaque balustrade and generous seating area. Main lounge is arranged in a modern contemporary style with tiled flooring continued off entrance hall and open plan access leading to...

Breakfast Kitchen - 3.86m x 3.28m (12'8" x 10'9")

Modern fitted kitchen arranged in a white gloss style with a number of built in base units including cupboards and drawers, wall; cupboards and working surfaces. Single bowl sink unit, mixer tap and drainer. Appliances include electric oven, four ring gas hob and funnel style extractor hood over. Space/ recess is available for microwave and there is further integral fridge and freezer. Tiled flooring continues, recessed spotlighting and wall mounted central heated boiler system. Kitchen open plan to dining area and main living space.

Bedroom 1 - 4.09m x 3.45m (13'5" to rear of wardrobes x 11'4")

Fitted wardrobes with knee hole dressing table and drawers, Upvc sliding patio door with side screens leads to private balcony over Lord street with unrivalled views to the marine lake.

Bedroom 2 - 3.76m x 3.18m (12'4" to rear of wardrobes x 10'5")

Upvc double glazed window, fitted wardrobes and partial wall panelling.

Shower Room/ WC - 2.01m x 1.93m (6'7" x 6'4")

Three-piece modern white suite comprising of vanity wash hand basin incorporating low level WC with cupboards and mixer tap. Step in shower enclosure includes plumed in shower, tiled walls and flooring, chrome heated towel rail. Inset glazed display recess with shelving to one wall, recessed spotlighting and extractor.

Note

Please note a parking permit can be purchased from Sefton Council to park on street at a cost of £30 (subject to formal verification)

Service Charge

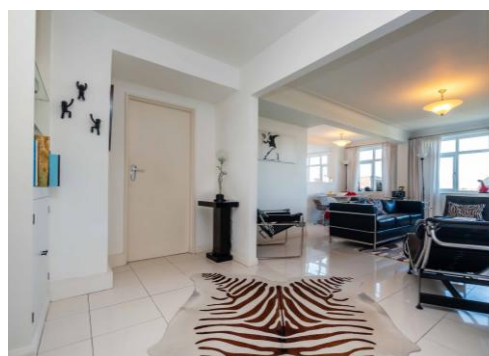
We understand that Lynn Thompson supervise the day to day running and the service charge is payable in the region of £1600 per annum including a contribution towards general maintenance, building insurance, lift maintenance, water rates, cleaning, heating and lighting of the communal areas and managing agent fees.

Council Tax

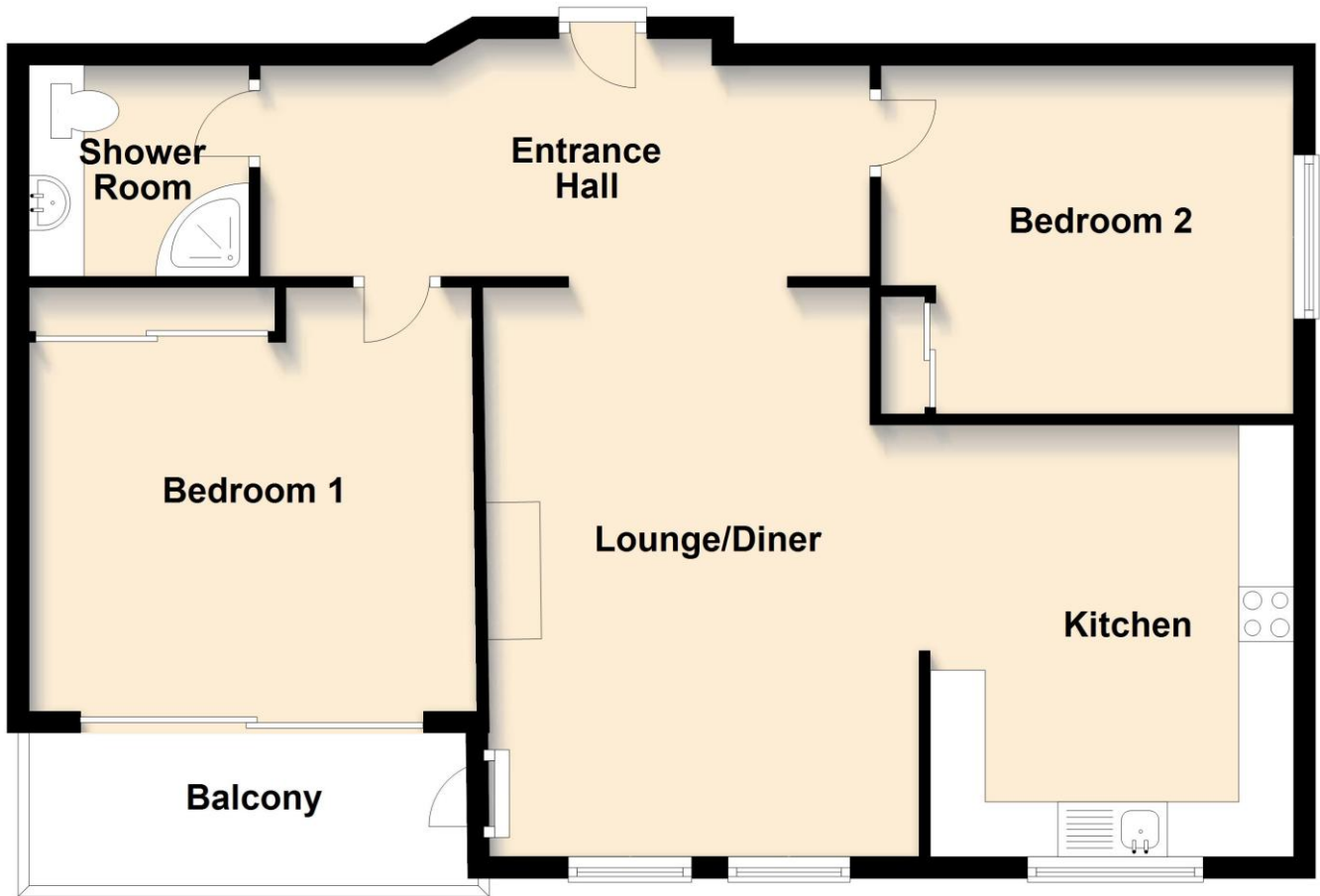
Sefton MBC band B

Tenure

Leasehold for 999 years from 24 June 1977 subject to ground rent of £10 per annum.



Fifth Floor



Floor plans are for illustration only and not to scale
Plan produced using PlanUp.



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