



**Flat 1, Victoria Court, 21 Roe Lane**  
Southport



**NICHOLLS  
& BARNES**  
ESTATE AGENTS

In Excess of **£195,000**

# Flat 1

Victoria Court, Southport

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Exceptionally Spacious Ground Floor Apartment
- Two/Three Bedrooms
- En-Suite To Master Bedroom
- Large Well Equipped Kitchen
- Two Reception Rooms
- Spacious Conservatory
- Private Patio
- Single Garage & Off Road Parking
- Extensive Communal Gardens
- No Chain



### COMMUNAL GARDEN

Wonderfully large and carefully maintained rear communal lawn area surrounded by borders, shrubs and trees.

### REAR GARDEN

Private, ornately paved patio area leading to communal gardens and gated side access.

### GARAGE

Single Garage

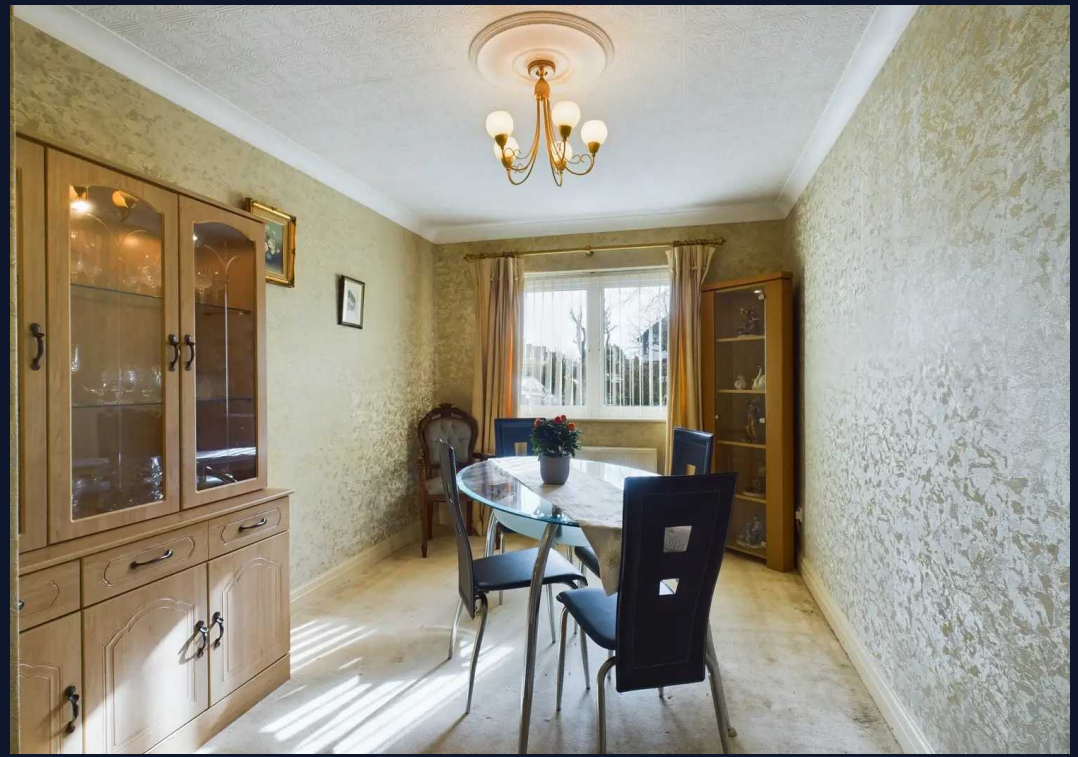
Single garage located to the rear of the property.

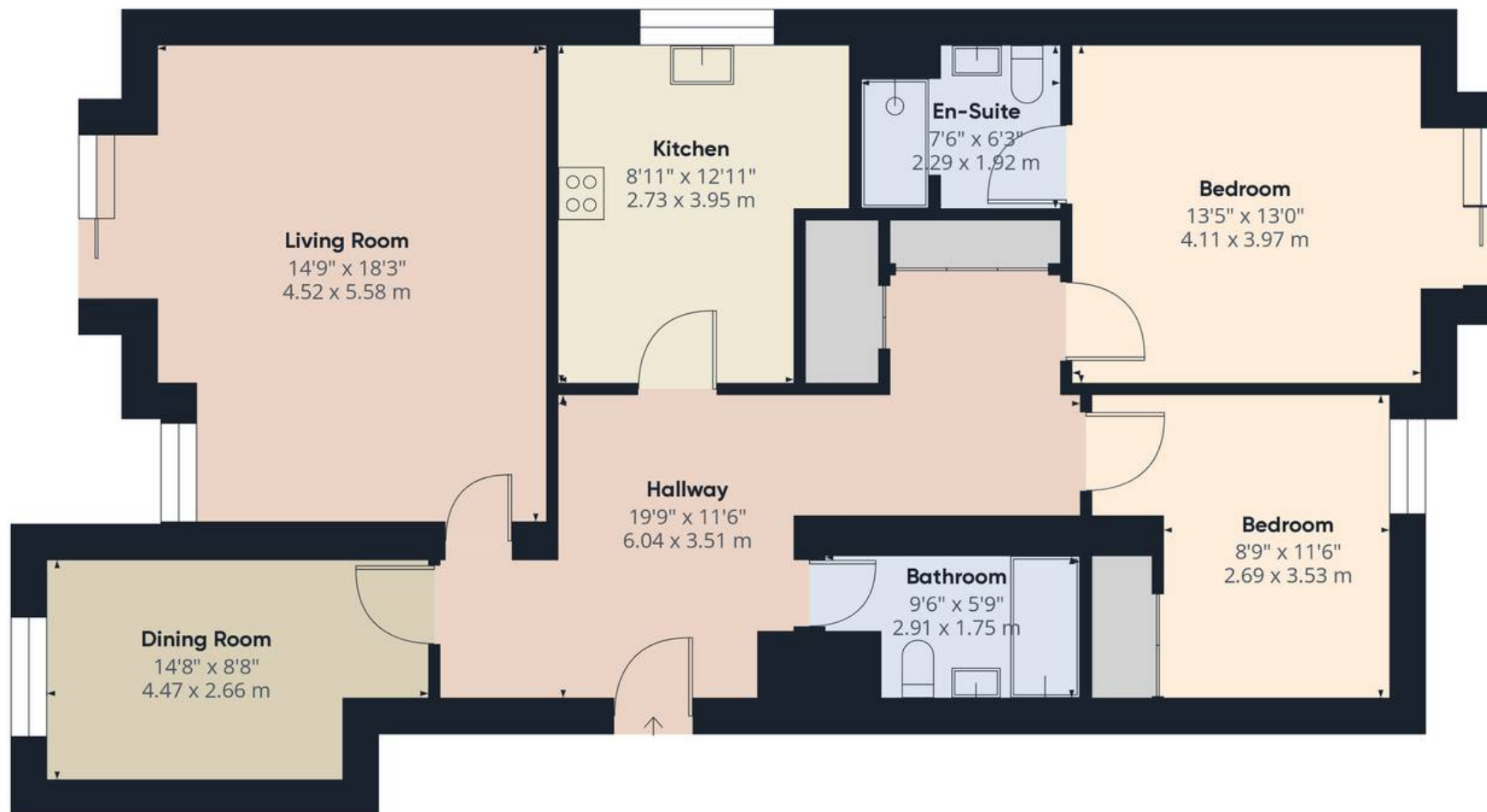
### OFF STREET

1 Parking Space

Numerous resident parking spaces located to the front of the property.







Approximate total area<sup>(1)</sup>

1184.07 ft<sup>2</sup>

110 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



## Nicholls and Barnes

Nicholls & Barnes Estate Agents, 43 Houghton Street, Southport PR9 0PG

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