





-  Purpose Built Apartment
-  Second / Top Floor Position – No Lift
-  Three Bedrooms

-  South Facing Balcony
-  Modern Fitted Kitchen
-  Sought After Birkdale Position

Price: £165,000 Subject to Contract

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





AN EARLY INTERNAL INSPECTION IS RECOMMENDED of this well proportioned apartment which is located to the second / top floor of a purpose built development to the shore side of Birkdale.

Victoria Court is conveniently placed for access to Birkdale Shopping Village together with the railway station on the Southport/Liverpool commuter line. Public transport facilities to the Town Centre are also readily accessible.

The gas centrally heated accommodation is installed with upvc double glazing and briefly comprises Hall, front Living Room with Dining Area and south facing Balcony overlooking Oxford Road, Fitted Kitchen, three double Bedrooms, Shower Room and separate WC.

The development stands in established and well maintained, communal gardens incorporating parking facilities.



Ground Floor:

Communal Entrance

with staircase to all floors

Second Floor:

Hall

Lounge/Dining Room - 4.7m overall x 4.37m overall (15'5" x 14'4")

Balcony - 2.97m x 1.12m (9'9" x 3'8")

Kitchen - 2.97m x 2.82m (9'9" x 9'3")

Bedroom 1 - 4.04m x 3.86m (13'3" x 12'8")

Bedroom 2 - 3.96m x 2.97m (13'0" x 9'9")

Bedroom 3 - 2.97m x 2.74m (9'9" x 9'0")

Shower Room - 2.97m x 1.96m (9'9" x 6'5")

WC

Outside: There are communal gardens adjoining the development and incorporating resident 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 £2265.82 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/>

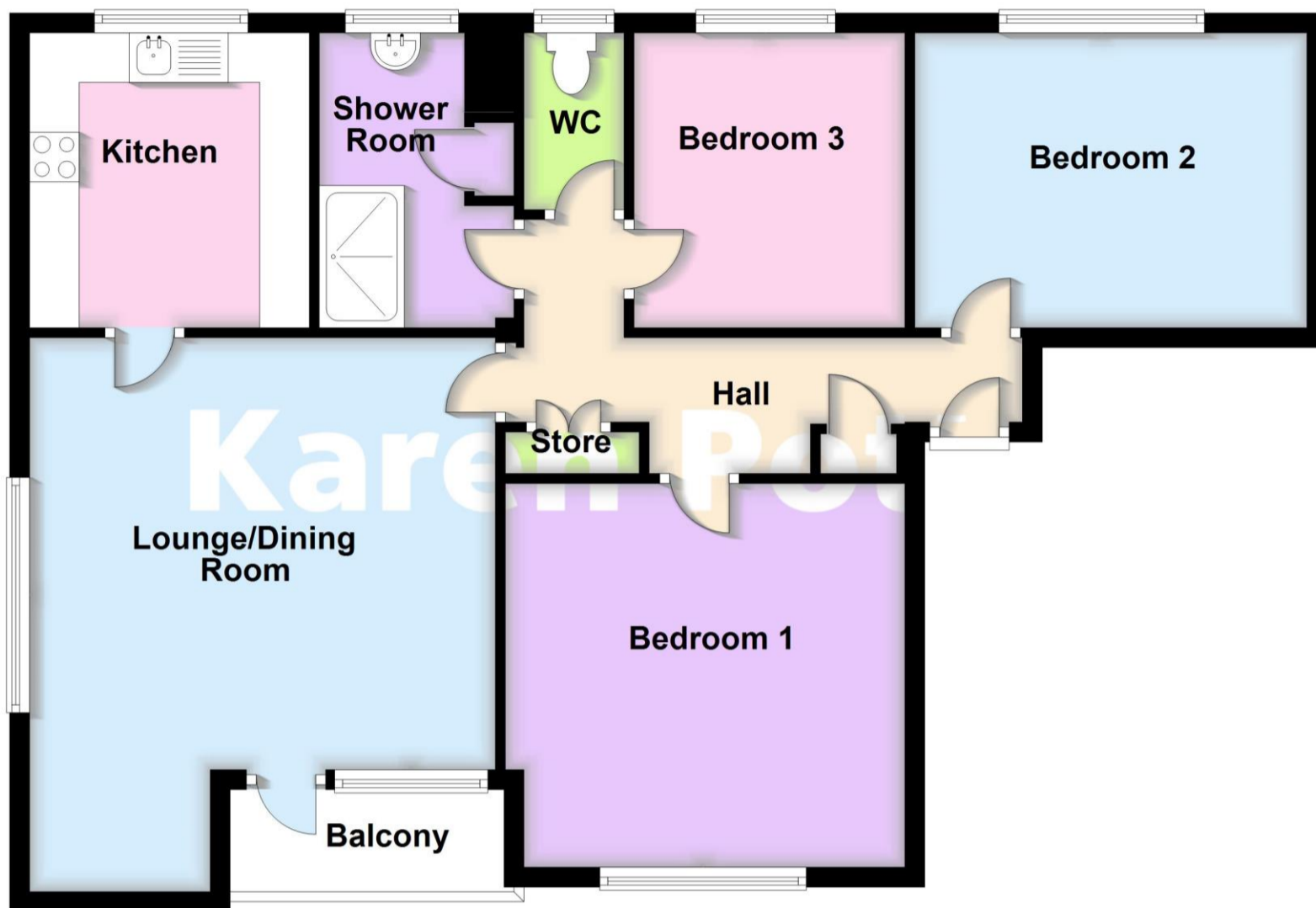
Broadband: Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

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. 84.8 sq. metres (912.7 sq. feet)



Total area: approx. 84.8 sq. metres (912.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.



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