



**81 Victoria Court
Birkdale, PR8 2DW £160,000
'Subject to Contract'**

Enjoy the very best of Birkdale living from this well-appointed ground floor apartment, perfectly positioned within the sought-after Victoria Court development. Boasting its own private terrace overlooking beautifully maintained communal gardens, the property is just a short stroll from the vibrant cafés, independent boutiques and railway station of Birkdale Village. The well-proportioned accommodation includes a bright lounge/dining room, separate fitted kitchen, two genuine double bedrooms, a shower room and separate WC. Whilst offering excellent scope for cosmetic enhancement, the apartment is ready to enjoy immediately and is offered with the added benefit of no onward chain and first-come, first-served resident parking. Early inspection is highly recommended. No Chain Delay.

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Southport's Estate Agent

Chris Tinsley Estate Agents is a trading name of ECT Consultancy Services Limited, Company number 05388167, registered in England and Wales

Communal Entrance Hall

Audio intercom and secure entrance access with stairs to all floors. Flat 81 Victoria Court is situated at the ground floor level.

Ground Floor

Private Entrance Hall

Useful built-in storage cupboards, including a separate cupboard with overhead storage. Woodgrain effect vinyl flooring. Doors lead to the main accommodation.

Lounge/Diner - 5.49m x 4.7m (18'0" overall measurements into recess x 15'5" into recess)

Upvc double glazed window to the dining area overlooking the communal gardens. Upvc double glazed double doors with side windows lead to a private terrace. The lounge enjoys a focal point coal effect electric fire set upon a marble hearth with resin style surround. Door leads to....

Kitchen - 2.82m x 2.62m (9'3" x 8'7")

Upvc double glazed window. Vaillant wall-mounted combination style central heating boiler system. A range of built-in base units including cupboards and drawers, wall and glazed china cupboards, together with working surfaces. 1 1/2 bowl sink unit with mixer tap and drainer. Appliances include electric oven and four-ring gas hob (*currently disconnected*). Plumbing is available for both a washing machine and dishwasher, together with further space for a freestanding fridge freezer.

Bedroom 1 - 4.29m x 3.91m (14'1" x 12'10" to rear of wardrobes)

Upvc double glazed window overlooking the communal gardens. Fitted wardrobes and drawers, including shelving, to one wall.

Bedroom 2 - 2.92m x 2.77m (9'7" x 9'1")

Upvc double glazed window.

Shower Room - 2.92m x 1.73m (9'7" x 5'8" excluding entry door recess)

Opaque Upvc double glazed window. Modern two-piece suite comprising vanity wash hand basin with mixer tap and cupboards below, together with entry-level shower enclosure featuring glazed shower screen, wall grab rail and plumbed-in shower. Two useful built-in storage cupboards. Tiled walls and flooring. Chrome heated ladder style towel rail and recessed spot lighting.

WC - 1.75m x 0.86m (5'9" x 2'10")

Overhead opaque Upvc double glazed window. Wall grab rail and low-level WC. Tiled flooring and recessed spot lighting.

Outside

Parking is available on a first come, first served basis. Well tended communal gardens adjoin the development and feature a variety of plants, shrubs and trees.

Maintenance

We understand that Anthony James (*Turner Property Management*) has recently been appointed to supervise the day-to-day running of the development, with a current service charge payable in the region of **£220 per calendar month**, together with a separate ground rent payment of **£50 per annum**, payable six-monthly. We confirm that no pets are permitted, subject to the lease covenants. However, subletting is permitted.

Tenure

We understand the property to be **leasehold**, with the residue term of **150 years from 29th September 1994**, subject to formal verification.

Council Tax

We understand from information provided by the local authority that the property is in Council Tax Band B. This information is provided for guidance only and should be verified by the purchaser.



Ground Floor

Approx. 69.1 sq. metres (743.4 sq. feet)
(excluding Balcony)



Total area: approx. 69.1 sq. metres (743.4 sq. feet)



Chris Tinsley Estate Agents confirm that 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 or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.