



**Flat 32, Viceroy Court,
Lord Street, Southport, PR8 1PW
£115,000 Subject to Contract**

A generously proportioned three-bedroom flat, perfectly situated on the iconic Lord Street and with all the Town Centre amenities on the doorstep. This third-floor apartment, accessible via a lift, presents an exciting opportunity for modernisation with the accommodation including; communal entrance with entryphone, lift to the third floor, private hall, lounge/dining room with a balcony, kitchen, there are three bedrooms, one could be used as a study, and a shower room. A unique and exciting feature is that this flat comes with a garage, and this is extremely rare. **No Chain Delay.**

12A Anchor Street, Southport, Merseyside PR9 0UT
01704 512121 F 01704 512122
sales@christinsley.co.uk www.christinsley.co.uk

Southport's Estate Agent

Communal Entrance

Entry phone system, lift and stairs to the third floor.

Private Entrance Hall

Entry phone handset, cloaks cupboard with sliding doors, electric heater.

Lounge/Dining Room - 5.49m x 3.43m (18'0" x 11'3" extending to 14'3")

Two UPVC double glazed windows overlooking Nelson Street, UPVC double glazed door to a balcony overlooking Nelson Street. 'Dimplex' electric radiator and entry phone handset.



Bedroom Three or Study - 3.2m x 3.25m (10'6" x 10'8")

UPVC double glazed window with views over Lord Street. Electric radiator.

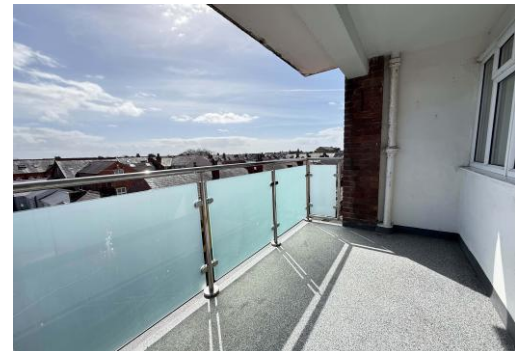


Kitchen - 3.33m x 2.34m (10'11" x 7'8")

UPVC double glazed window with single drainer stainless steel sink unit below. A range of base units with cupboards and drawers, wall cupboards, working surfaces, tiled walls, four ring ceramic hob with cooker hood above and electric oven below. Space for a washing machine and fridge freezer.

Bedroom One - 2.79m x 2.79m (9'2" extending to 11'0" x 9'2" extending to 11'0")

UPVC double glazed window, a range of built in fittings including wardrobes, knee hole dressing table and drawers. Electric wall radiator.



Bedroom Two - 3.71m x 3.45m (12'2" x 11'4" overall measurements)

UPVC double glazed window overlooking Lord Street, built in wardrobes, dressing table and drawers. Electric radiator.

Bathroom - 2.08m x 1.91m (6'10" x 6'3")

White suite including corner entry shower enclosure, 'Triton' electric shower, pedestal wash hand basin, low level WC. Part wall tiling, electric shaver point, extractor, cylinder cupboard and electric towel rail/radiator.



Garage - 4.88m x 3.61m (16'0" x 11'10")

A particular feature of this flat is the garage, there is a very limited number of garages in the development and they are rarely available to buy.

It is garage number 6, with an up and over door and measuring 4.88m x 3.61m (16'0" x 11'10"), and has a useful storage recess.

Service Charge

We understand that the maintenance of the development is managed by Lynn Thompson of Hoghton Street Southport and the current service charge is in the region of £180 per month.

Council Tax

Sefton MBC Band B

Tenure

Leasehold for 999 years from 24 June 1977 with an annual Ground Rent of £30.00.

The garage is also Leasehold for 999 years from 24 June 1977 with an annual ground rent of £5.00.



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>



Third Floor

