

LEASEHOLD



Flat (EPC Rating: C)

# 123 VICTORIA COURT, SOUTHPORT, PR8 2DW

Price Guide

**£95,000**

## FEATURES

- Third-floor apartment with lift access
- Bright and spacious living accommodation
- Generous double bedroom
- Well-kept communal areas and gardens
- Just a stone's throw from Birkdale Village
- Separate fitted kitchen
- Bathroom with full suite
- Ideal location for shops, transport, and amenities



 **anthony james**  
estate agents

# 1 Bedroom Flat located in Southport

## Full Description

One-Bedroom Apartment in the Heart of Birkdale

Perfectly positioned just a stone's throw from the vibrant Birkdale Village, this well-presented third-floor apartment offers convenient, low-maintenance living in one of the area's most desirable locations. With lift access to all floors, it provides an ideal option for first-time buyers, downsizers, or those seeking a superb lock-up-and-leave home.

Inside, the property features a welcoming entrance hall leading to a bright and spacious living room. The separate kitchen offers a practical layout and ample storage. The generous double bedroom benefits from plenty of natural light, while the bathroom is fitted with a full suite including a bath with overhead shower.

Situated within a well-maintained development, the apartment also enjoys communal gardens and residents' parking. Birkdale Village with its mix of independent shops, cafés, restaurants, and rail links is just moments away, placing everything on your doorstep.

Service Charge:

Ground Rent = £25 6 monthly, January & July

Estate Charge = £600 6 monthly, January & July

Block SC = £870 6 monthly, January & July

(25.01.1999) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:

Date : 24 July 1998

Term : 150 years from 29 September 1994



SALES | CHARLOTTE HOUSE, GROUND FLOOR, 35-37 HOGHTON STREET, SOUTHPORT, MERSEYSIDE, PR9 0NS

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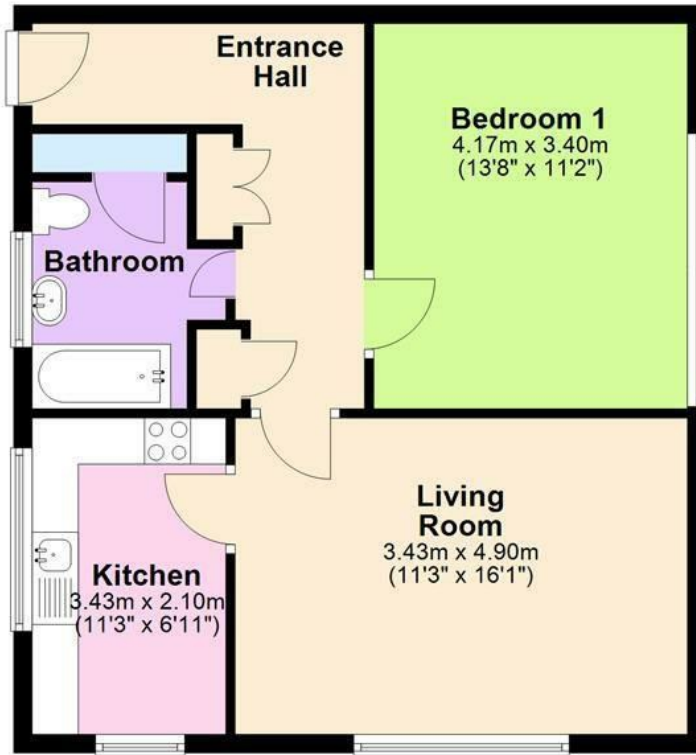
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Council Tax Band

**B**



**Third Floor**



"Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser."  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		70	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

