



Victoria Court, Weld Road, Birkdale, Southport

PR8 2DN



£130,000

Subject to contract



NO CHAIN - An excellent opportunity to purchase this purpose-built first-floor apartment, occupying a particularly convenient location to the shore side of Birkdale, immediately adjacent to Birkdale Shopping Village and the railway station on the southport/Liverpool line.

Thoughtfully designed for comfortable living, this bright and attractively planned apartment features uPVC double glazing and gas central heating throughout. The accommodation briefly comprises private Hall, fitted Kitchen complete with three useful store cupboards and spacious Living Room/Dining Room which extends to a front facing Balcony, providing a pleasant space for relaxation. An Inner Hall guides you to the well-proportioned double Bedroom, Bathroom and separate wc.

Victoria Court is a popular purpose built development with this apartment enjoying a position overlooking Weld Road where there is a 'bus stop directly adjacent, convenient for links to Southport town centre, which is just a 3 minute drive away. The beach is also readily accessible together with a number of local golf courses, the closest being the Royal Birkdale.

Ground Floor:

Communal Entrance Hall with stairs to the first floor.

First Floor:

Communal Landing with walk in storage cupboard.

Private Hall

Fitted Kitchen - 2.69m x 2.49m (8'10" x 8'2") with oven, hob and cooker hood, three built in storage cupboards

Front Living Room open plan with Dining Area - 4.95m x 4.78m (16'3" x 15'8") overall and maximum

Balcony - 2.64m x 1.07m (8'8" x 3'6") overlooking Weld Road and Birkdale Village.

Inner Hall

Front Bedroom - 4.22m x 3.91m (13'10" x 12'10")

Bathroom - 2.69m x 1.75m (8'10" x 5'9") plus store cupboard

Separate WC - 1.68m x 0.89m (5'6" x 2'11")

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 £1,230 per annum (as of October 2026) as a contribution towards buildings insurance, general maintenance, gardening, cleaning and lighting of communal areas, repairing a tenant's front etc.





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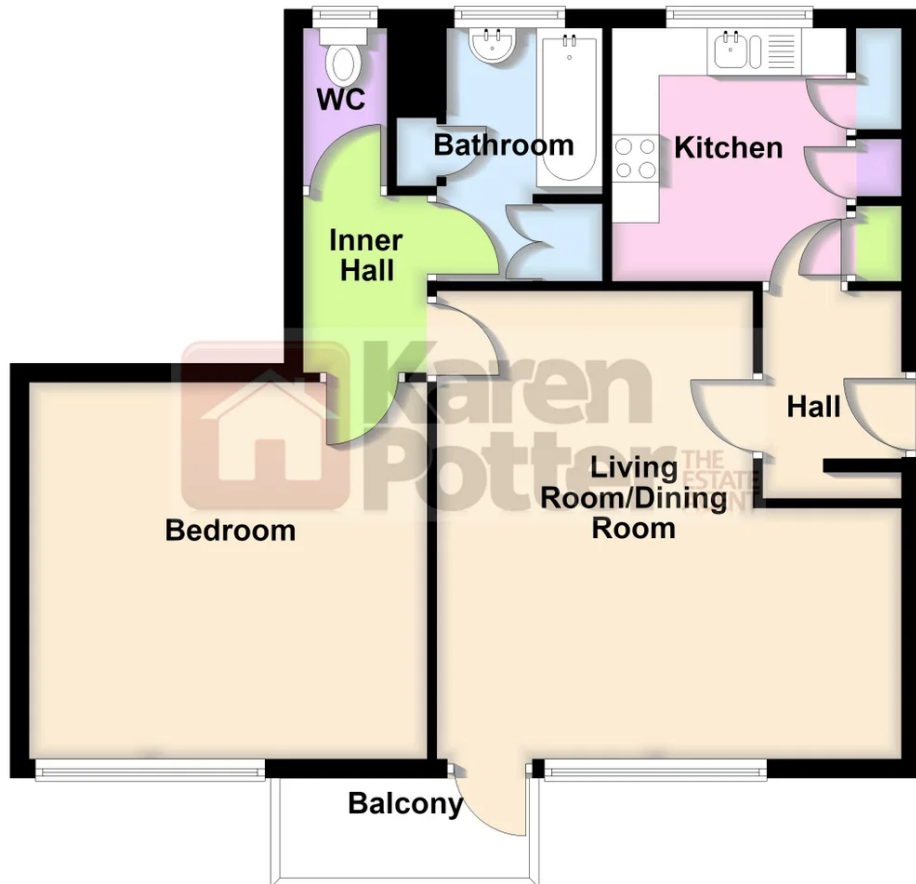
NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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First Floor

Approx. 59.9 sq. metres (645.1 sq. feet)
(excluding Balcony)



Total area: approx. 59.9 sq. metres (645.1 sq. feet)

