Chris Tinsley



59 Viceroy Court, Lord Street
PR8 1PW, £137,000
'Subject to Contract'

Positioned on the fifth floor with lift access, this purpose-built apartment enjoys far-reaching views across Lord Street West and out to the coast and the Irish Sea, easily its standout feature. Inside, a generous entrance hall leads into a bright open-plan lounge and dining area. The dining space flows neatly into a well-planed kitchen with integrated appliances. While doors from the lounge open onto a spacious balcony. With its opaque glazed balustrade, the balcony makes the perfect spot to take in the uninterrupted views. There are two double bedrooms, the main with an en suite shower room, plus a separate bathroom with WC. Set in Viceroy Court on Lord Street, you're right on the doorstep of shops, cafes, restaurants, and bars, with excellent transport links including services to Liverpool and Manchester Piccadilly and regular buses. Birkdale is within easy reach too. Early viewing is strongly advised.

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

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
Audio entry access and communal entrance hall with stairs and passenger lift to all floors.

Fifth Floor

Private Entrance Hall
With entry phone handset, useful built-in cupboard, hanging space and glazed inserts with doors leading to…

Lounge Diner - 6.68m x 5.03m (21'11" into dining area, reducing to 17'2" overall measurements x 16'6" reducing to 11'10")
Upvc double-glazed window overlooks Lord Street with views of Southport coastline and beyond. Upvc double-glazed door opens to a generous private front-facing balcony with glazed opaque balustrade. Main living area comprises gas fire with marble interior, hearth and surround. Lounge open plan to dining area with separate glazed door leading to…

Kitchen - 3.35m x 2.34m (11'0" x 7'8")
Upvc double-glazed window provides views to front over Lord Street and beyond. A range of built-in base units include cupboards and drawers with wall and glazed china cupboards, working surfaces and single bowl sink unit with mixer tap and drainer. Appliances include electric oven, four-ring gas hob, integral fridge and plumbing is available for washing machine. Part wall tiling.

Bedroom 1 - 4.04m x 3.4m (13'3" into door recess x 11'2")
Upvc double-glazed window overlooks balcony to front, with fitted wardrobes and door leading to…

En-Suite Shower Room/WC - 2.34m x 1.24m (7'8" x 4'1")
Three-piece modern white suite comprising low-level WC, pedestal wash hand basin with mixer tap and step-in shower with Triton electric shower, part wall tiling and ladder-style chrome-plated towel rail.

Bedroom 2 - 3.81m x 2.84m (12'6" x 9'4")
Upvc double-glazed window, fitted wardrobes with knee-hole dressing table and corner shelving.

Bathroom/WC - 2.01m x 1.93m (6'7" x 6'4")
Three-piece modern white suite comprising low-level WC, pedestal wash hand basin and panel bath with glazed shower screen, Triton electric shower and tiled walls.

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.













Fifth Floor

Approx. 77.6 sq. metres (835.8 sq. feet)
(excluding Balcony)



Total area: approx. 77.6 sq. metres (835.8 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.