



**6 Viceroy Court, Lord Street,
Southport, PR8 1PW, £100,000
'Subject to Contract'**

We are delighted to have the opportunity to bring to the market this fabulous one-bedroom ground floor apartment with private balcony overlooking Nelson Street to the rear of the development. The accommodation has been modernised and very much improved throughout and briefly includes, secure communal entrance with entry phone system and passenger lift to all floors. The generous living space leads to a private balcony and modern fitted breakfast kitchen. There is one double bedroom and a modern style bathroom including WC. Viceroy Court is a development of just two purpose-built blocks, with permit parking available. The development is conveniently located for the many facilities of Lord Street and Southport Town Centre.

Communal Entrance Hall

With entry phone system and stairs including passenger lift to all floors. Flat 6 Viceroy Court is situated to the upper ground floor level.

Ground Floor

Private Entrance Hall

With entry door and entry phone handset. Woodgrain effect vinyl covered flooring and useful built in cupboard to one wall. Glazed inner door with glazed side screens leads to...

Lounge - 4.52m x 3.1m (14'10" x 10'2")

Upvc double glazed window and door leads to rear facing balcony generous in size including glazed balustrade overlooking Nelson Street to the rear of Viceroy Court. Lounge includes fireplace with marble interior, hearth and wooden fire surround. Woodgrain vinyl covered flooring continues and glazed inner door leads to....

Breakfast Kitchen - 4.5m x 2.44m (14'9" x 8'0" overall)

Upvc double glazed window overlooks rear of development. Modern kitchen arranged in a white gloss style with Three-piece built in base units including cupboards and drawers, wall cupboards and working surfaces. One and half bowl sink unit includes mixer tap and drainer. Wall mounted 'Valiant' combination style central heated boiler system. Integral appliances include cooker, four ring gas hob and plumbing is available for washing machine and further space for tumble dryer. Space is also available for free standing fridge freezer. Kitchen finished with partial wall tiling and open plan to breakfast area,

Bedroom 1 - 3.38m x 3.61m (11'1" to rear of wardrobes x 11'10" into recess)

Upvc double glazed window overlooking private rear facing balcony and to the rear of development. Fitted wardrobe with hanging space and shelving, woodgrain vinyl covered flooring continues.

Bathroom/WC - 1.98m x 1.93m (6'6" x 6'4")

Three piece modern white suite comprising of low level WC, pedestal wash hand basin with mixer tap and L shaped panelled bath with glazed shower screen, Mira electric shower, mixer tap, tiled walls with inset display mirror and built in linen cupboard to one wall.

Note

Please note a parking permit can be purchased from Sefton Council to park on street at a cost of £30 (subject to formal verification.)

Service Charge

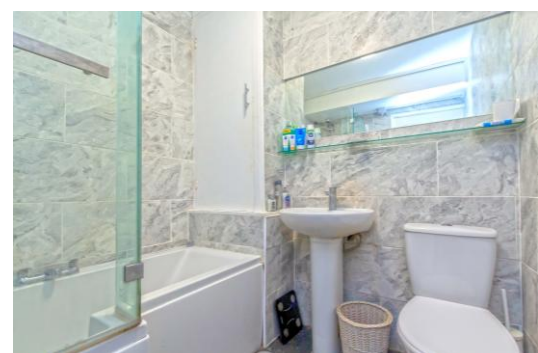
We understand that Lynn Thompsons supervise the day to day running and the service charge is payable in the region of £1,600 per annum including contribution towards general maintenance, building insurance, lift maintenance, water rates, cleaning, heating and lighting of the communal areas and management agent fees.

Council Tax

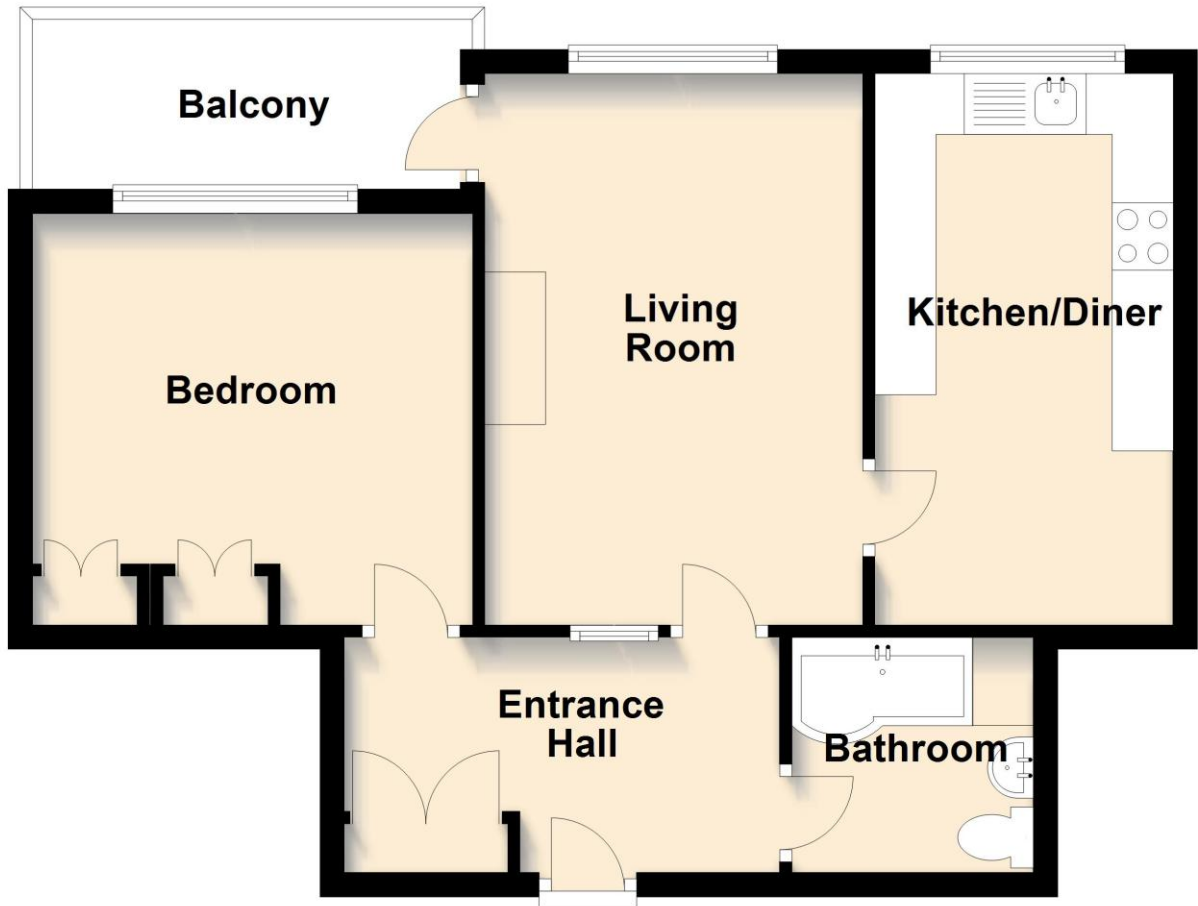
Sefton MBC band A.

Tenure

Leasehold for 999 years from 24 June 1977 with a ground rent of £10.



Ground Floor



Floor plans are for illustration only and not to scale
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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		68	77
EU Directive 2002/91/EC			



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