Chris Tinsley



52 Viceroy Court, Lord Street
Southport, PR8 1PW £132,500
'Subject to Contract'

Occupying a fifth-floor position within the established Viceroy Court development, this particularly spacious purpose-built apartment offers a rarely available three-bedroom arrangement, setting it apart from the more typical one and two-bedroom apartments within the building. The generously proportioned accommodation includes a spacious lounge/diner with direct access to a private balcony, enjoying elevated views across Southport's central roofscape. The balcony is also accessible from the second double bedroom, while a modern-style fitted kitchen, three well-proportioned double bedrooms and a contemporary shower room/WC complete the accommodation. Viceroy Court is conveniently accessed from Lord Street, placing residents on the doorstep of Southport's historic tree-lined boulevard, renowned for its varied selection of shops, cafés, restaurants and bars. Excellent transport connections are readily accessible, including rail services towards Liverpool Central and Manchester Piccadilly, together with regular local bus routes. The fashionable village of Birkdale, with its independent shops, cafés and restaurants, is also within convenient reach. Combining generous living accommodation, an unusually versatile three-bedroom layout and an enviable central location, this apartment presents an excellent opportunity for purchasers seeking spacious town centre living.

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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 leads into the communal entrance hall, with stairs and passenger lifts serving all floors.

Fifth Floor

Private Entrance Hall
Entry phone handset, useful built-in storage cupboard with glazed sliding frontage incorporating hanging space and shelving. Woodgrain laminate-style flooring.

Lounge/Diner - 5.46m x 4.34m (17'11" x 14'3" overall measurements)
Two Upvc double glazed windows overlooking Southport's central roofscape. Coal-effect electric fire with marble hearth and wooden surround. Glazed doors lead onto the private balcony, which is also accessible from the second bedroom. The balcony features a glazed balustrade and enjoys elevated views across the surrounding roofscape. A glazed inner door leads to…

Kitchen - 3.3m x 2.36m (10'10" x 7'9")
Upvc double glazed window providing roofscape views. Modern shaker-style fitted kitchen incorporating base units with cupboards and drawers, wall cupboards and working surfaces. 1 1/2 bowl sink unit with rinse tap and drainer, electric oven, four-ring ceramic-style hob and canopy-style extractor over. Plumbing for washing machine, space for freestanding fridge/freezer and wall-mounted Worcester combination central heating boiler. Part-tiled walls.

Bedroom 1 - 3.71m x 3.33m (12'2" x 10'11" to rear of wardrobes)
Upvc double glazed window. Fitted wardrobes incorporating kneehole dressing table and drawers. Laminate-style flooring.

Bedroom 2 - 3.38m x 3.38m (11'1" x 11'1")
Upvc double glazed doors with adjoining windows providing direct access onto the private rear-facing balcony, enjoying elevated roofscape views.

Bedroom 3 - 3.12m x 3.38m (10'3" x 11'1")
Upvc double glazed window enjoying elevated views across historic Lord Street, the surrounding roofscape and towards the Southport coastline.

Shower Room/WC - 1.93m x 2.01m (6'4" x 6'7")
Modern three-piece white suite comprising low-level WC, pedestal wash hand basin with mixer tap and step-in shower enclosure with glazed shower screen, twin wall grips and plumbed-in shower. Tiled walls and flooring, together with a ladder-style chrome heated towel rail.

Service Charge
We understand that the maintenance of the development is managed by Lynn Thompson of Hoghton Street, Southport, with the current service charge payable in the region of **£200 per calendar month**, subject to formal verification.

Tenure
We understand the tenure of the property to be **Leasehold**, for a term of **999 years from 24th June 1977**, with an annual ground rent payable of **£10** (subject to formal verification).











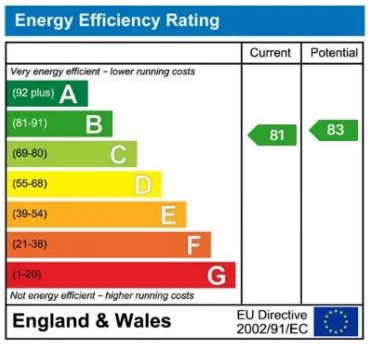


Fifth Floor

Approx. 78.5 sq. metres (844.7 sq. feet)
(excluding Balcony)



Total area: approx. 78.5 sq. metres (844.7 sq. feet)









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