

**For Sale**

**Victoria Court, Birkdale, PR8 2DN**



**Offers in Excess of £165,000 -  
Sold Subject to Contract**

## **2 bedroom Apartment**

- ✓ **2 Bedroom Apartment**
- ✓ **No Sales Chain Delay**
- ✓ **Modern Fitted Kitchen**
- ✓ **Spacious Shower Room**
- ✓ **Ground Floor**
- ✓ **Well Presented Throughout**
- ✓ **Local To Birkdale Village**
- ✓ **EPC Band Rating - 'D'**



## Description

### TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT, JUST MOMENTS FROM BIRKDALE VILLAGE

Bailey Estates is delighted to present for sale this spacious and well-presented two-bedroom ground floor apartment, ideally situated within the ever-popular residential development of Victoria Court. Located just a short stroll from vibrant Birkdale Village, residents will enjoy easy access to a fantastic array of shops, cafés, restaurants, and excellent transport links to Southport town centre and Liverpool.

The apartment benefits from both front and rear communal entrances, while also offering the added convenience and privacy of its own separate access via a private entrance door that opens from a paved patio area.

Upon entering, you are welcomed into a spacious hallway with a useful cloakroom area for coats and shoes. To the right is a modern, rear-facing fitted kitchen complete with an electric oven and four-ring gas hob. Continuing through, the bright and airy sitting/dining room enjoys a large front-facing window, an electric fireplace, and an external door opening directly onto the well-maintained communal gardens, perfect for enjoying the outdoors.

The apartment further offers two generously sized double bedrooms, a separate WC, and a contemporary shower room with stylish fittings.

Offered with no onward chain, this superb ground floor apartment is ideal for those seeking convenient, low-maintenance living. Call Bailey Estates today to book your viewing on 01704 564163.

## Location

Leave Bailey Estates Birkdale Office and head down through the village over the train tracks and take a left at the traffic lights into York Road. The property is situated approximately 200 yards on the right within the Victoria Court development.

## Ground Floor

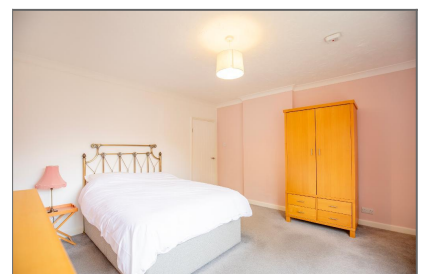
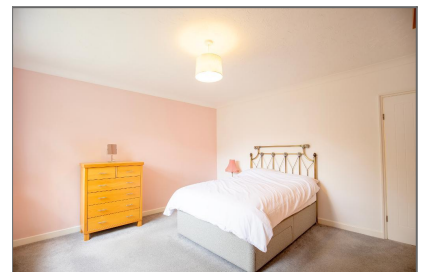
**Entrance Hall - 4' 0" x 7' 0" (1.24m x 2.15m)**

**Kitchen - 10' 5" x 9' 1" (3.19m x 2.78m)**

**Shower Room - 9' 1" x 6' 6" (2.78m x 1.99m)**

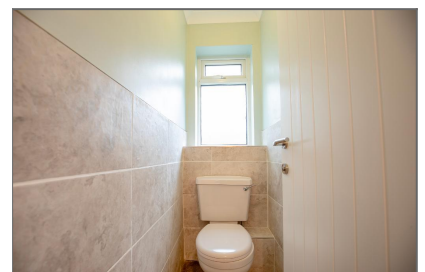
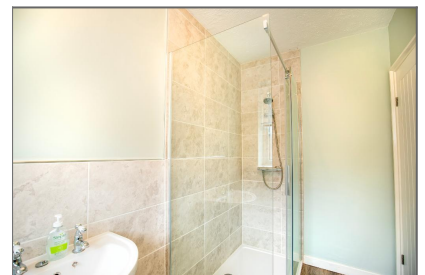
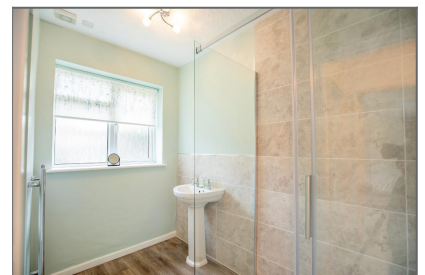
**WC - 5' 7" x 2' 7" (1.71m x 0.81m)**

**Sitting/Dining Room - 16' 0" x 15' 6" (4.89m x 4.74m)**



**Bedroom 1 - 13' 6" x 12' 7" (4.13m x 3.84m)**

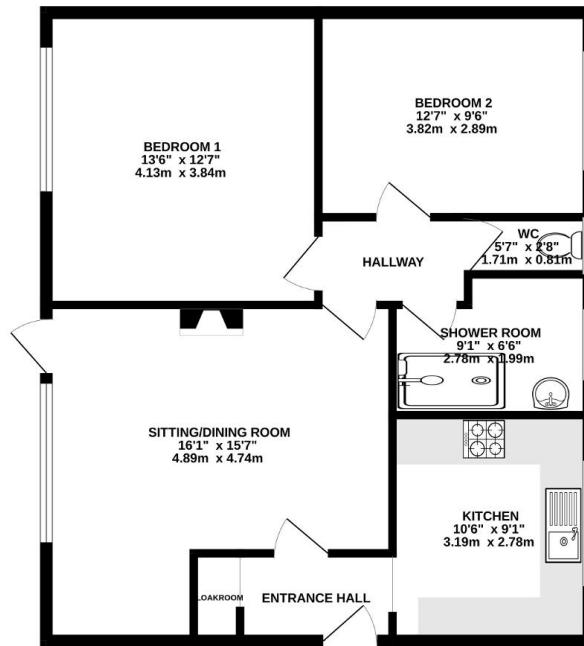
**Bedroom 2 - 12' 6" x 9' 5" (3.82m x 2.89m)**





## Floorplans

GROUND FLOOR  
728 sq.ft. (67.7 sq.m.) approx.



TOTAL FLOOR AREA: 728 sq.ft. (67.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

## Additional Information

Council Tax Band B  
Local Authority Sefton

Tenure Leasehold  
Term 150 years from 29th September 1994

**Disclaimer:** These property details are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of any contract. Please note that Bailey Estates has not tested any apparatus or services and as such cannot verify that they are in working order or fit for their purpose. Although Bailey Estates try to ensure accuracy, measurements used in this brochure may be approximate.