



Flat 1, Victoria Court, 21 Roe Lane
Southport



NICHOLLS
& BARNES

ESTATE AGENTS

In Excess of £210,000

Flat 1

Victoria Court, Southport

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Exceptionally Spacious Ground Floor Apartment
- Two/Three Bedrooms
- En-Suite To Master Bedroom
- Conservatory
- Private Patio
- Extensive Communal Gardens
- Desirable Location Close To Amenities
- Single Garage & Off Road Parking
- Large Well Equipped Kitchen



COMMUNAL GARDEN

Wonderfully large and carefully maintained rear communal lawn area surrounded by borders, shrubs and trees.

REAR GARDEN

Private, ornately paved patio area leading to communal gardens and gated side access.

GARAGE

Single Garage

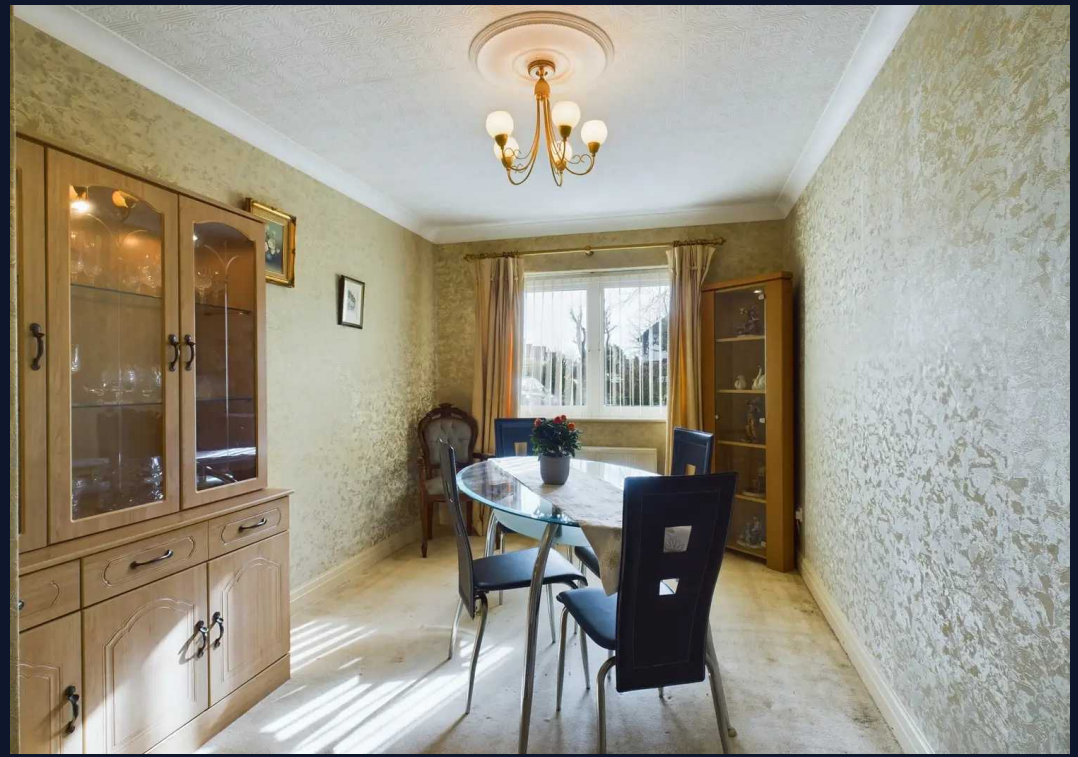
Single garage located to the rear of the property.

OFF STREET

1 Parking Space

Numerous resident parking spaces located to the front of the property.







Approximate total area⁽¹⁾

1184.07 ft²

110 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Nicholls and Barnes

Nicholls & Barnes Estate Agents, 43 Houghton Street, Southport PR9 0PG

01704 541 414 • sales@nichollsandbarnes.net • nichollsandbarnes.net



**NICHOLLS
& BARNES**

ESTATE AGENTS

