



**14 Forum Court, 80 Lord Street,  
Southport, PR8 1JP.  
£90,000 Subject to Contract**

This flat is situated on the First Floor, and at the rear of Forum Court, a purpose-built development of Retirement apartments for the over 60s.

Forum Court provides the opportunity for a buyer to enjoy the independence of their own property together with facilities that include a 24-hour duty-manager, restaurant, wheelchair-accessible accommodation, lifts to all floors, communal laundry, lounge, conservatory, guest suite, mature gardens adjoin the development together with gated parking at the rear. Benefitting from newly fitted UPVC double-glazing and gas central heating, the accommodation briefly includes; private entrance hall with WC, lounge, fitted dining kitchen, two bedrooms, both with built-in wardrobes and a wet room with WC. **No chain delay!**

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*Southport's Estate Agent*

## Communal Entrance

Entry phone system, house managers office, residents' lounge and conservatory. Stairs and passenger lift to all floors.

## First Floor

### Private Entrance Hall

With 'Chubb' entry phone/emergency call system. Useful deep cloaks cupboard.

### WC - 1.52m x 1.88m (5'0" x 6'2")

Pedestal wash hand basin, low level WC, half tiled walls, extractor. Emergency pull-cord.

### Lounge - 4.27m x 4.01m (14'0" x 13'2")

UPVC double-glazed window overlooking the rear of the development. Attractive fireplace, emergency pull cord.

### Dining Kitchen - 3.28m x 2.36m (10'9" x 7'9")

Double-glazed window overlooking the inner courtyard, single drainer one and a half bowl sink unit and mixer tap, a range of base units, cupboards and drawers, wall cupboards, working surfaces, four-ring ceramic hob with cooker hood above, split-level oven and grill. Plumbing for washing machine, space for fridge-freezer. 'Vaillant' gas central heating boiler, emergency pull cord.

### Bedroom 1 - 4.32m x 2.95m (14'2" x 9'8")

UPVC double-glazed window overlooking the rear of the development, built-in wardrobes with sliding doors. Emergency pull cord.

### Bedroom 2 - 3.89m x 2.97m overall measurements (12'9" x 9'9" overall measurements)

Double-glazed window, looking towards the inner communal courtyard, built-in wardrobes and cupboard. Emergency pull cord.

### Wet Room - 2.57m x 2.62m (8'5" x 8'7")

Pedestal wash hand basin, low level WC, shower with seat, enclosure and electric shower. Electric shaver point and extractor. Emergency pull cord.

## Outside

Communal gardens and car parking.

## Service Charge

We understand that 'Retirement Security Limited' supervises the day-to-day running of the development and the current service charge payable in the region of £674.36 per month.

## Very Sheltered Housing

The concept of very sheltered housing is to enable retired people to maintain their independence and remain in their own homes as long as possible. All communal facilities and all the rooms in the flat are accessible to everyone including those using wheelchairs. The services offered at Forum Court are much greater than usually offered in sheltered housing; there is a team of duty managers, one of whom is always present on site, a team of house keeping assistances provide domestic assistance and 1 1/2 hours of domestic is included within the service charge each week. Additional assistance is available. Facilities at the development include; lounge, conservatory and dining room. A double guest suite with en-suite shower room and bathroom is available at a cost of £55 per night for one person for £65 per night for two people and this includes a light breakfast. We understand the age restriction to be 60 years.

## Transfer Fee

We confirm that there will be a transfer fee payable to RSL (Retirement Security Ltd) each time an owner sells on, or transfers ownership of their dwelling. This is a transferred premium, the calculation of the transfer premium is based on when the transfer takes place as follows:

Up to one year from the first purchase or most recent transfer= 1% of the gross proceeds of sale.

Between years 1 and 2 from the first purchase or most recent transfer= 2% of the gross proceeds of sale.

For 2 years or more from the first purchase or most recent transfer= 3% of the gross proceeds of sale.

## Tenure

Leasehold with a remaining Lease term of 125 years from 1st January 1995.

## Council Tax

Sefton MBC Band C.





## First Floor



Floor plans are for illustration only and not to scale  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(82 plus) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient – higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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.