



**Apartment 3 Forum Court, 80 Lord Street,
Southport, PR9 1JP
£139,000
Subject to Contract**

Forum Court is a prestigious development of 'very sheltered' housing, and designed to enable retired buyers to retain their independence and live in their own homes as long as possible. This well-presented apartment is situated on the ground floor with fabulous views to Lord Street and the Southport Town Centre. The centrally heated and double glazed accommodation includes; a private entrance with walk-in store room and separate WC, lounge and breakfast kitchen with a range of built-in appliances, main bedroom with built-in wardrobes, a second double bedroom and a spacious bathroom. This is only a number of flats at Forum Court with higher ceilings. The facilities at Forum Court include a team of House Managers, House Keeping Assistants, a communal lounge, a conservatory, a dining room, and a guest suite. Car Parking is available. An early viewing is recommended. No Chain Delay.

Communal Entrance

Dining room, House Managers office, Residents Lounge and Conservatory, stairs and lifts to all floors.

Ground Floor

Private Entrance Hall

Linen cupboard.

Lounge - 5.33m x 4.37m (17'6" into bay x 14'4")

Double glazed window with a view to communal gardens and Lord Street, glazed door leads to...

Breakfast Kitchen - 3.61m x 2.62m (11'10" x 8'7")

Double glazed window to communal gardens and Lord Street to front of development. A number of built in base units include cupboards and drawers, wall cupboards and working surfaces. One and half bowl sink unit with mixer tap and drainer and wall mounted 'Main' central heated boiler system. Boiler was new in September 2023. Appliances include 'Bosch' double oven with four ring ceramic hob and extractor over. Fridge freezer and washing machine.

Bedroom 1 - 3.53m x 3.02m (11'7" to front of wardrobes x 9'11")

Double glazed window. Emergency pull cord and fitted wardrobes with vanity mirrored sliding frontage, hanging space and shelving.

Bedroom 2 - 3.84m x 2.69m (12'7" x 8'10")

Double glazed window. Emergency pull cord.

Wetroom/WC - 2.62m x 2.44m (8'7" x 8'0")

Three piece suite comprising of low level Wc, pedestal wash hand basin and entry level walk in shower with glazed shower screen and two emergency pull cords. 'Triton' electric shower and wall grip. Part wall tiling and extractor.

WC - 2.18m x 1.19m (7'2" into recess x 3'11")

Low level Wc, wash hand basin, mid way wall tiling and extractor. Emergency pull cord.

Outside

Communal gardens. Car parking.

Service Charge

We understand that 'Retirement Security Limited' supervises the day-to-day running of the development and the current service charge is payable in the region of £702 per month, which is reviewed annually.

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 apartment 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 cleaning 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

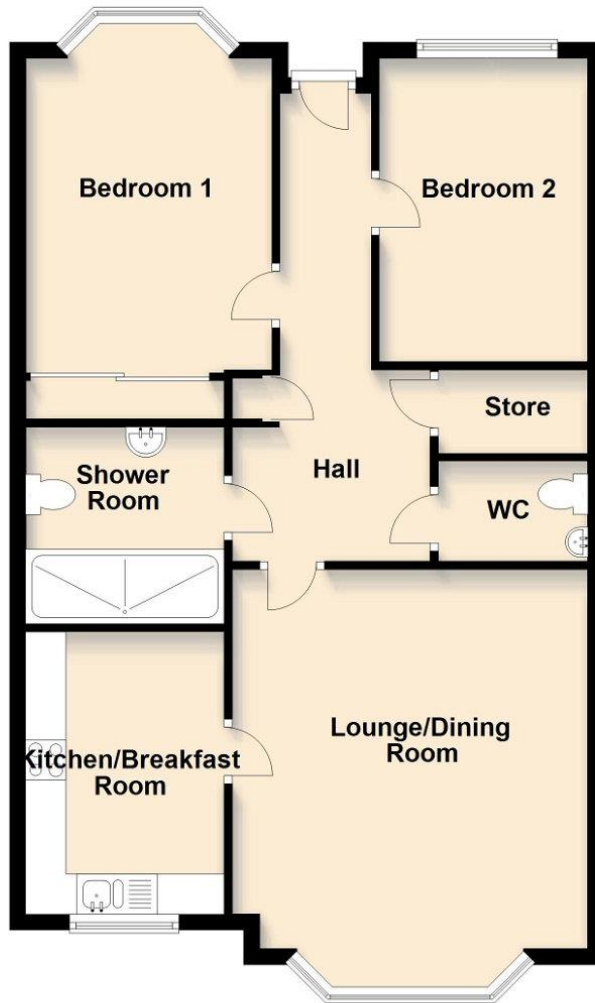
Leasehold with a remaining Lease term of 125 years from 1st January 1995.

Council Tax

Sefton MBC band D



Ground 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>		
(92 plus) A		
(81-91) B		
(69-80) C	75	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.