



-  Retirement Apartment - Over 55's
-  Ground Floor Position
-  Two Bedrooms

-  70% Shared Equity
-  No Chain!
-  Inspection Highly Recommended

Price: Offers in Excess of £79,950 Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008





NO CHAIN! This ground floor retirement apartment for the over 55s which is located within a private cul-de-sac of similar properties, is conveniently placed for access to local shops, public transport facilities and Southport Town Centre. The property is offered for sale under a shared equity scheme with the asking price representing a 70% share.

The property is in need of some modernisation and briefly comprises; Private Front Entrance, Living Room, Fitted Kitchen with Dining Area with patio doors leading to the communal gardens, Two Bedrooms and Bathroom. Gas central heating and upvc double glazing are installed.

Outside, communal parking spaces front onto the property and to the rear there is a communal garden area arranged with shaped lawn and well stocked, mature borders.



Ground Floor:

Entrance Hall

Living Room - 7.2m x 3.67m (23'7" x 12'0")

Kitchen - 3.01m x 2.29m (9'10" x 7'6")

Bedroom 1 - 3.72m x 3.04m (12'2" x 9'11")

Bedroom 2 - 4.05m x 1.76m (13'3" x 5'9")

Bathroom - 2.18m x 1.85m (7'2" x 6'1")

Outside - Communal parking spaces front onto the property and to the rear there is a communal garden area arranged with shaped lawn and well stocked, mature borders.

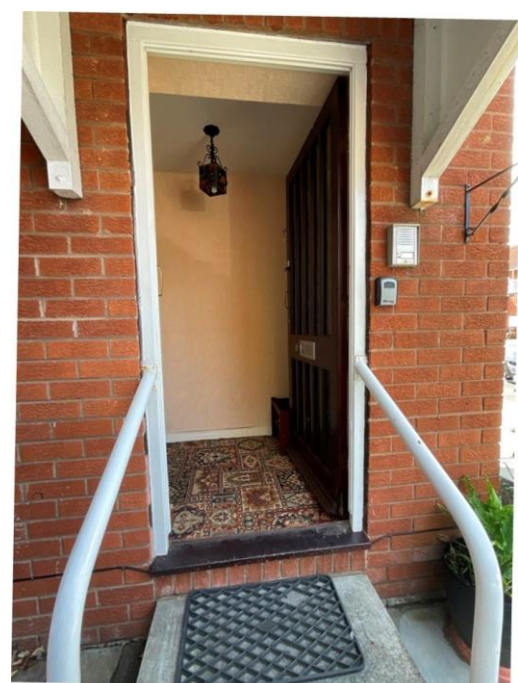
Service Charge - We are advised the service charge is £86.02 per month which is payable to Riverside. This includes buildings insurance, cleaning, lighting of communal areas, gardening and window cleaner.

Council Tax - Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band B.

NB - Riverside Home Ownership is the specialist leasehold division of The Riverside Group Limited, a Registered Provider of Social Housing in the UK. Further information on shared equity is available on their website: www.riversidehomeownership.org.uk Please note, we hold copies of the following documentation, provided to us by Riverside Home Ownership and available for inspection upon request:-
- Shared Ownership Resales Application Form and Guidance
- Shared Ownership Application Guidelines

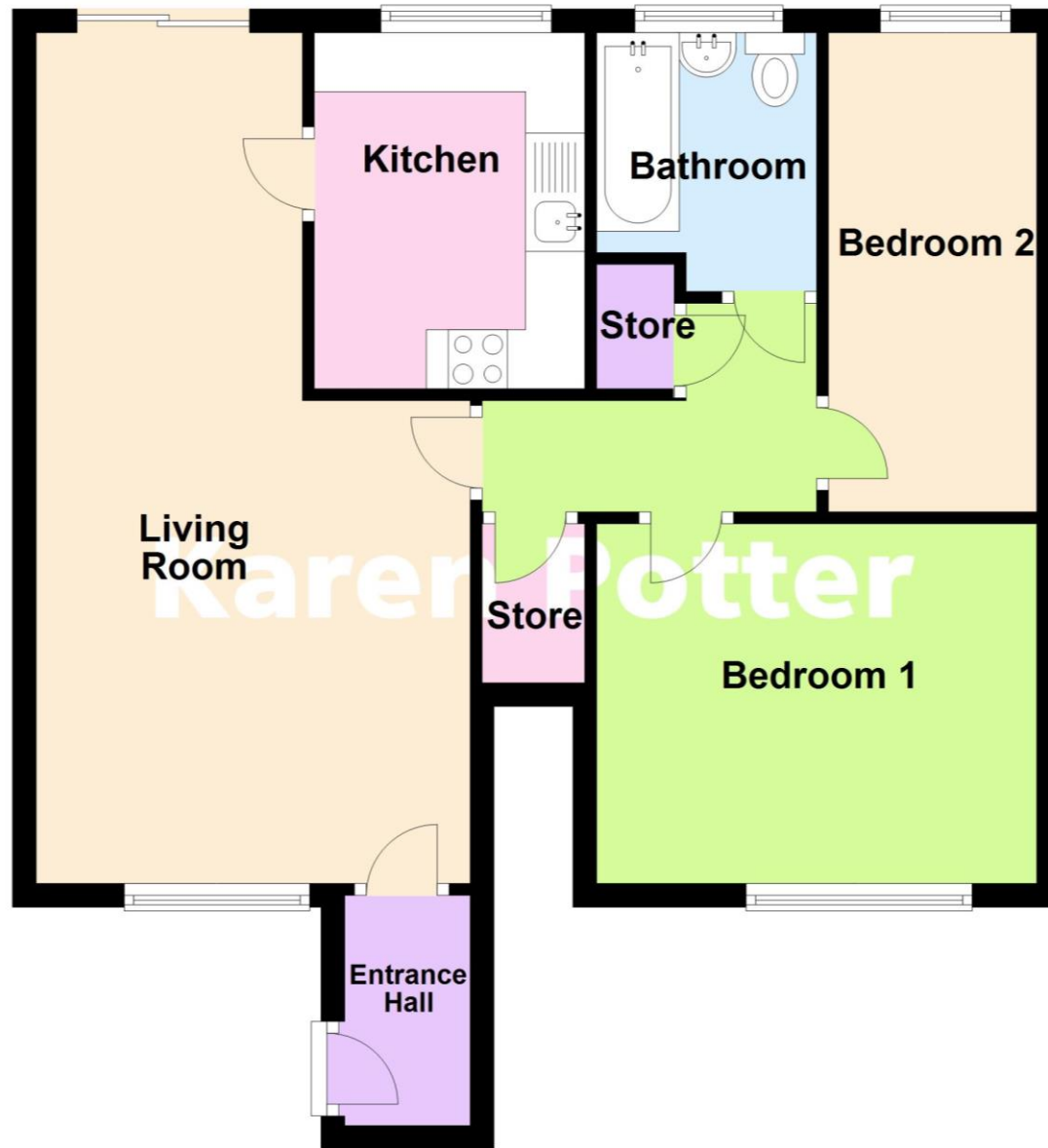
PLEASE NOTE: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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Ground Floor

Approx. 61.3 sq. metres (659.4 sq. feet)



Total area: approx. 61.3 sq. metres (659.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Karen Potter Estate Agents confirm 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 as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



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