



-  Inspection Recommended
-  Fitted Kitchen
-  Excellent Communal Facilities

-  Wheelchair Accessible
-  24 Hour Duty Manager
-  Two Double Bedrooms

**Offers in the Region of £95,000** Subject to Contract

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





AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED of this well proportioned first floor retirement apartment for the over 60s located in the heart of Southport town centre of which.

Forum Court offers buyers the opportunity to enjoy the independence of their own apartment, with the comfort of facilities that include a 24 hour Duty Manager, in-house Restaurant providing 2 course lunches (or trays to the apartment) 7 days a week, wheelchair-accessible accommodation, Guest Suite, alarm call units within the apartment, three lifts (this apartment is immediately adjacent to the lift), laundry facilities, communal lounge, conservatory, gardens and gated parking.

In addition, there are one and a half hours of domestic assistance each week included. The apartment is installed with gas central heating and double glazing comprising Private Hall, Fitted Cloakroom/WC, Living Room overlooking King Street, Fitted Dining Kitchen, two double Bedrooms with fitted wardrobes and Shower/Wet Room.



## Ground Floor:

### Communal Entrance

### First Floor:

### Hall

**Living Room** - 4.57m x 4.01m (14'11" x 13'1")

**Kitchen** - 3.25m x 2.36m (10'7" x 7'8")

**Bedroom 1** - 4.65m x 2.95m (15'3" x 9'8")

**Bedroom 2** - 4.67m x 2.97m (15'3" x 9'8")

**Shower Room** - 2.24m x 2.59m (7'4" x 8'5")

**WC** - 1.88m x 1.22m (6'2" x 4'0")

**Outside** - There are landscaped communal gardens to the front of the development with established shrubs, borders and sitting areas. Electronically operated twin gates allow access from King Street into the residents car park which is available on a first come, first served basis.

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

**Tenure:** Leasehold for the residue of a term of 125 years from 1st January 1995 subject to a peppercorn ground rent.

**Note:** 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.

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

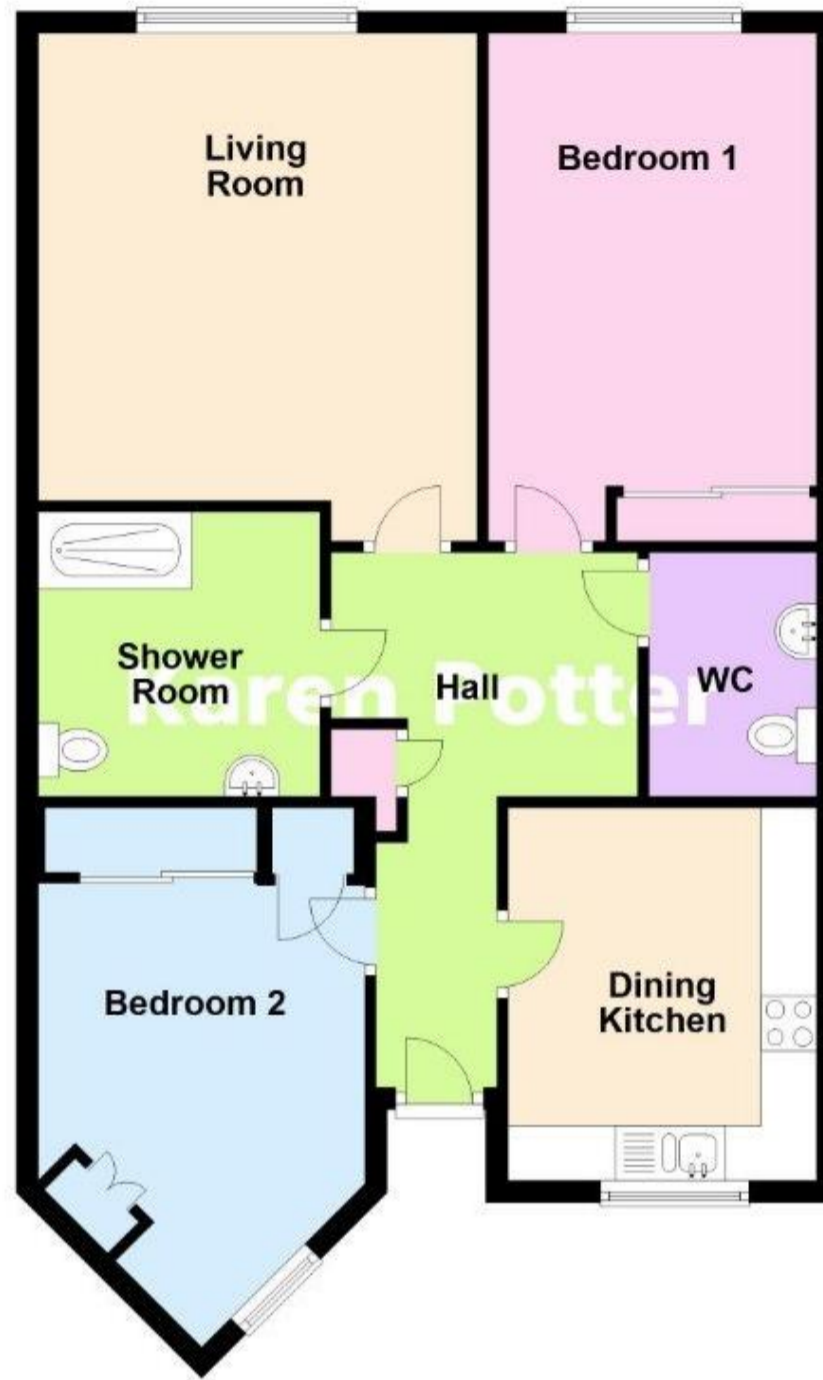
**NB** - We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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## First Floor

Approx. 79.9 sq. metres (859.8 sq. feet)



Total area: approx. 79.9 sq. metres (859.8 sq. feet)

# AWAITING EPC

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.



5 Hill Street, Southport

PR9 0NW

01704 500 008

[www.karenpotter.co.uk](http://www.karenpotter.co.uk)