


Homeport House

75-79 Houghton Street, Southport, PR9 0PY



-  Retirement partment – Over 60's
-  One Bedroom
-  Second Floor – Lift Access

-  Fitted Kitchen
-  Town Centre Position
-  Inspection Recommended

Price: £39,500 Subject to Contract

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





Homeport House, occupying a central position with Southport town centre, was constructed by McCarthy & Stone (Developments) Ltd and comprises 33 properties arranged over 4 floors each served by lift.

Each apartment is double glazed and heated on economy seven, comprising an Entrance Hall, Living Room, Kitchen, one Bedroom and Shower Room. It is a condition of purchase that residents be over the age of 60 years.

The subject apartment occupies a second floor position on the front of the development.

Homeport House is positioned on Houghton Street, conveniently located for access to Southport town centre.



Ground Floor:

Communal Entrance

With staircase and lift to all floors

Second Floor:

Hall

Lounge/Dining Room - 5.08m overall x 3.23m (16'8" x 10'7")

Kitchen - 2.21m x 1.6m (7'3" x 5'3")

Bedroom - 3.45m x 2.51m (11'4" x 8'3")

Bathroom - 2.03m x 1.63m (6'8" x 5'4")

Outside: The development has lawned communal gardens and a residents car park to the rear

Council Tax: Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band A

Tenure: Leasehold with a yearly ground rent of £439.86

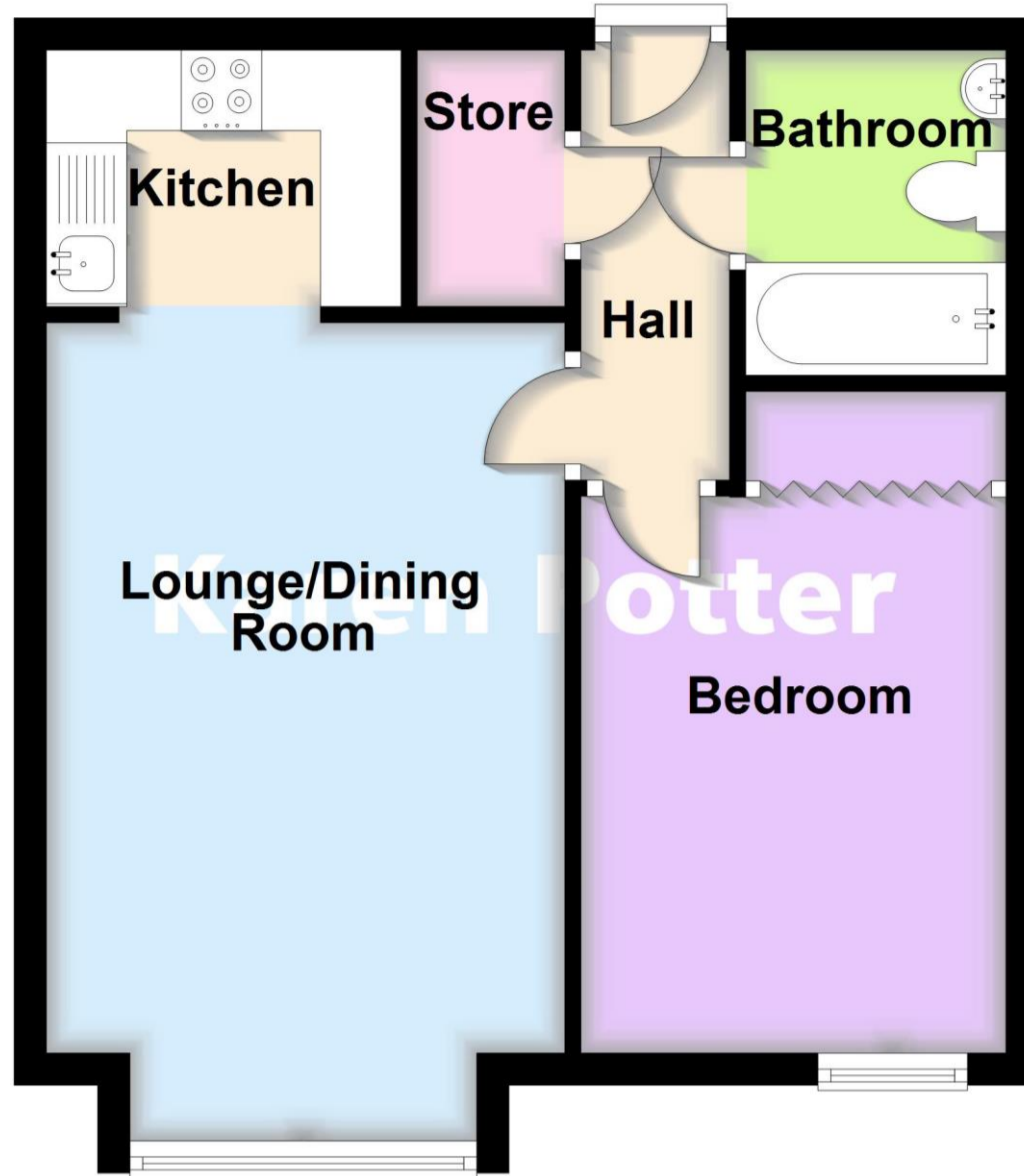
Service Charge: The current service charge amounts to £3,657.80 per annum as a contribution towards the buildings insurance, garden maintenance, window cleaning, use of communal laundry, heating, lighting and cleaning of the communal areas and emergency system, lift maintenance and repair, house manager and sinking fund

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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Second Floor

Approx. 37.9 sq. metres (407.9 sq. feet)



Total area: approx. 37.9 sq. metres (407.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		83	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & 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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