



-  Retirement Flat – Over 50's
-  75% Shared Ownership
-  One Bedroom

-  Second / Top Floor Position
-  Allocated Parking
-  No Chain

**Price: £50,000** Subject to Contract

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







Occupying a second/top floor position within this retirement development for the over 50's on Southport's Promenade, this 75% shared ownership flat is offered for sale with no onward chain.

Located within the Promenade Conservation Area, the apartment is accessed via staircase and comprises Private Hall, Lounge open plan with Kitchen; double Bedroom and Bathroom. Secondary double glazing is installed together with gas central heating.

There is an allocated parking space within the residents car park which is accessed via an electrically operated, remote controlled gate.

Queens Hotel Court is located to the corner of Promenade and Bank Square, convenient for the Marine Lake; the beach; Lord Street shopping boulevard and the many amenities of Southport Town Centre.





## Ground Floor:

### Communal Entrance

with staircase to all floors – (no lift)

## Second Floor:

### Hall

**Lounge Open To Kitchen** - 7.06m x 3.58m (23'2" x 11'9")

**Bedroom** - 4.6m x 3.05m (15'1" x 10'0")

**Bathroom** - 2.62m x 1.52m (8'7" x 5'0")

**Outside:** An allocated parking space is located in the residents car park at the front of the development, accessed via remotely operated gate.

**Age Restriction:** Available to a person of or over the age of 50 and retired from full time employment at the date of the assignment

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

**Shared Ownership:** You are buying a 75% Share of this property for £59,950

**Tenure:** Leasehold with a residue term of 99 years (less 10 days) from 4 December 2002 with a peppercorn ground rent

**Service Charge:** The current service charge (accurate as of 1st April 2024) amounts to £1522.44 as a contribution towards the buildings insurance and upkeep of the communal areas

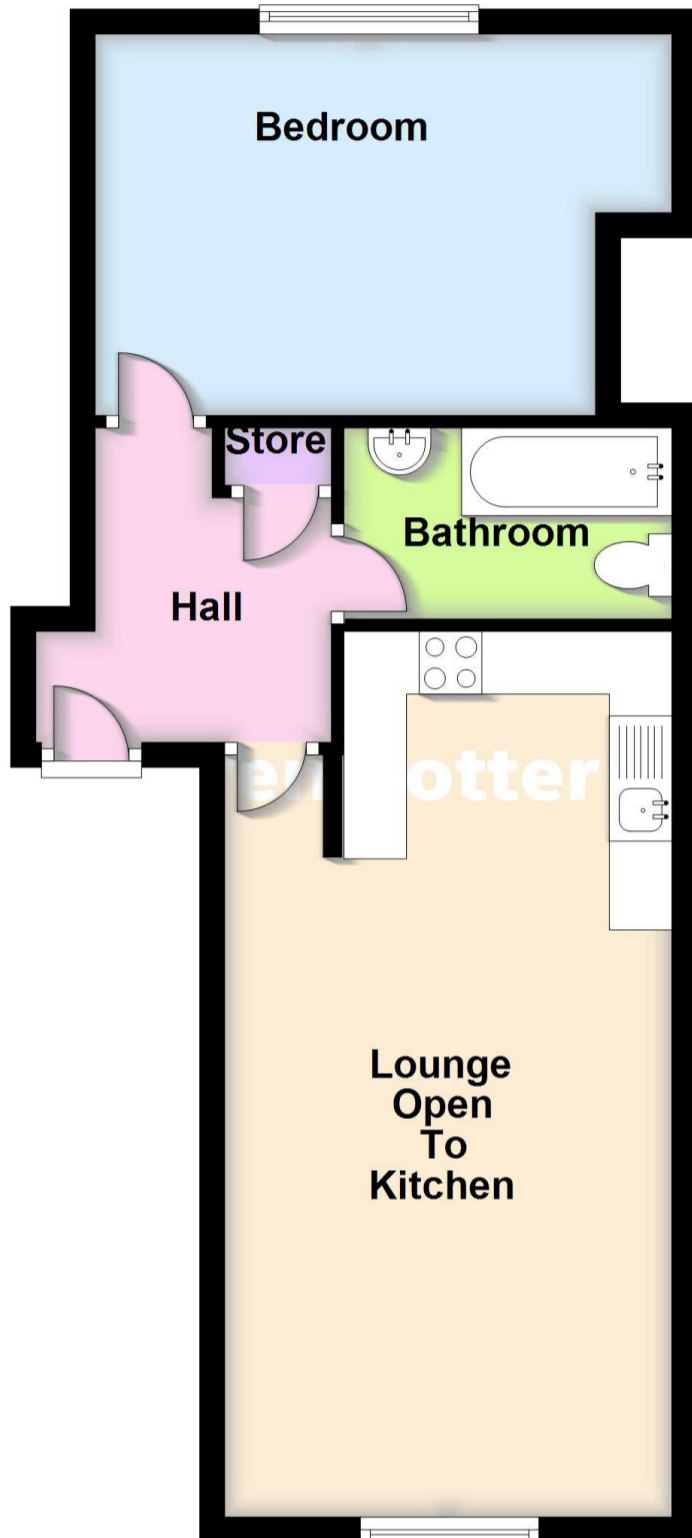
**NB:** We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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## Ground Floor

Approx. 47.5 sq. metres (511.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	81
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Total area: approx. 47.5 sq. metres (511.5 sq. feet)

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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