





-  Retirement Apartment – Over 55's
-  First Floor Position
-  Two Bedrooms

-  Requires General Updating
-  Balcony
-  70% Shared Equity

**Price: £75,000** Subject to Contract

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







NO CHAIN! This first floor retirement apartment for the over 55s which is located within a private cul-de-sac of similar properties, 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, Lounge/Dining Room, Fitted Kitchen, Two Bedrooms and Shower Room. Outside, there is a private balcony accessed via a UPVC door which leads to the Lounge/Dining Room.

Gas central heating and upvc double glazing are installed. 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:

**Private Entrance Hall** with stairs up to the accommodation on the first floor

### First Floor:

**Lounge/Dining Room** - 7.18m x 3.72m (23'6" x 12'2") Overall

**Balcony** - 2.68m x 2.01m (8'9" x 6'7")

**Kitchen** - 3.02m x 2.32m (9'10" x 7'7")

**Bedroom 1** - 3.83m x 2.96m (12'6" x 9'8")

**Bedroom 2** - 4.13m x 1.82m (13'6" x 5'11")

**Shower Room** - 2.18m x 1.91m (7'1" x 6'3") Overall

**Outside:** There is a private balcony accessed via a UPVC door which leads to the Lounge/Dining Room. 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.

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

**Tenure:** Leasehold for the residue of a term of 99 years commencing 1st October 2004.

**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.

**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](http://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.

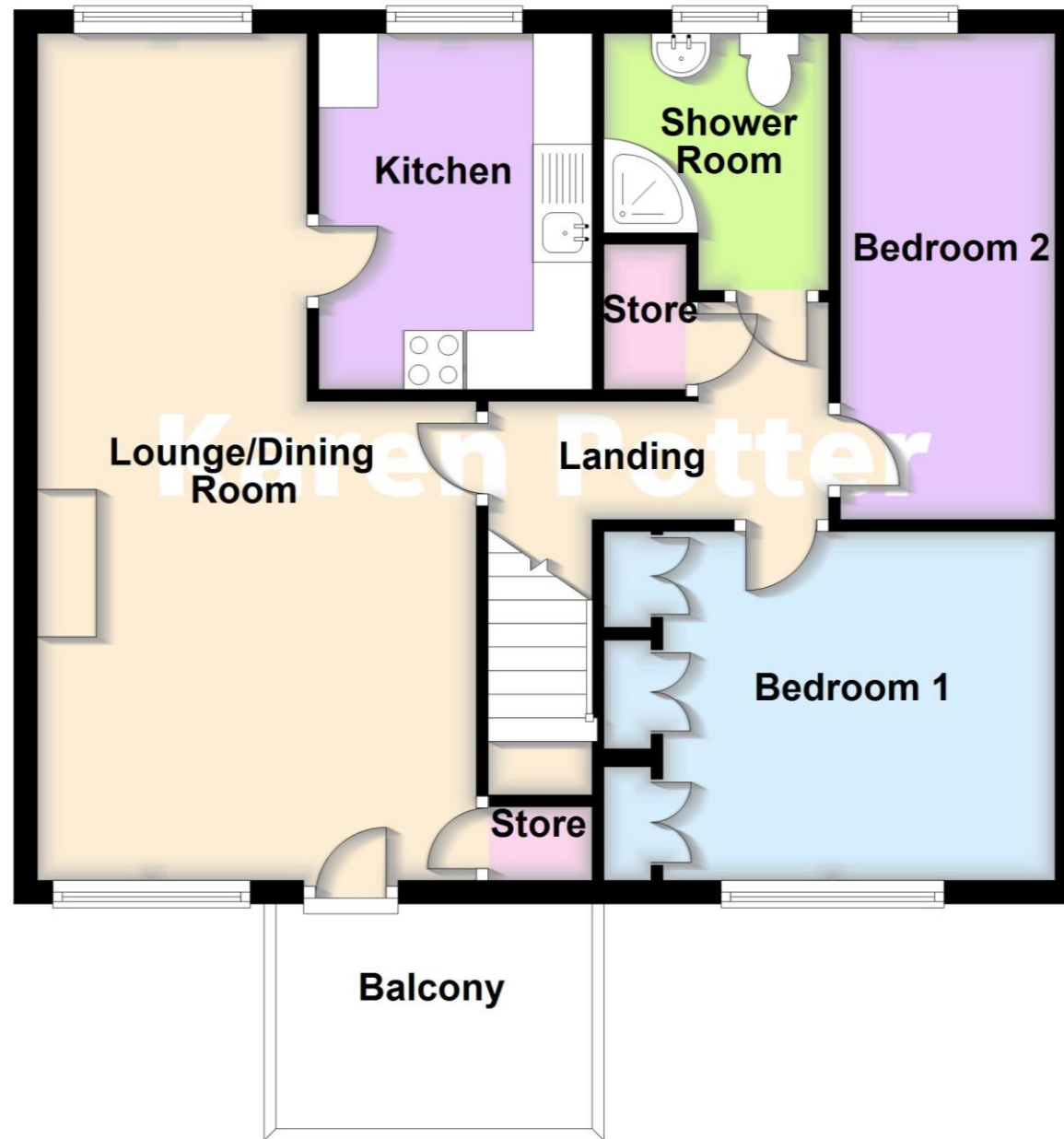
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## First Floor

Approx. 62.0 sq. metres (667.7 sq. feet)



Total area: approx. 62.0 sq. metres (667.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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