



-  Retirement Flat – Over 60's
-  Second Floor Position – Lift Access
-  One Double Bedrooms

-  Modern Kitchen & Shower Room
-  Town Centre Location
-  Inspection Recommended

Price: £45,000 Subject to Contract

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





An early inspection is recommended of this purpose built, second floor retirement apartment which is conveniently located for access to Southport town centre.

Accessed via lift or stairwell, the well presented accommodation is installed with Upvc double glazing and electric heating on the Economy 7 tariff and briefly comprises Hall with storage cupboard, Lounge/Dining Room, Fitted Kitchen, double Bedroom with built in wardrobes and Shower Room.

There are a range of communal facilities within the development including a Laundry and a Residents' Lounge. The sale of the apartments is specifically to residents over the age of 60 and there is the benefit of a Resident House Manager or, out of hours, a central care-line centre.



Ground Floor:

Communal Entrance: with staircase and lift to all floors, development Managers Office, Residents Lounge, Communal Kitchen.

Second Floor:

Hall

Lounge-Dining Room - 5.31m x 3.23m (17'5" x 10'7")

Kitchen - 2.21m x 1.65m (7'3" x 5'5")

Bedroom - 4.85m x 2.69m (15'11" x 8'10")

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

Outside: Residents parking available which we are advised is on a "first come, first served" basis. Communal gardens.

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

Tenure: Leasehold for a residue period of 99 years from 1st September 1984 with a yearly ground rent of £439.86

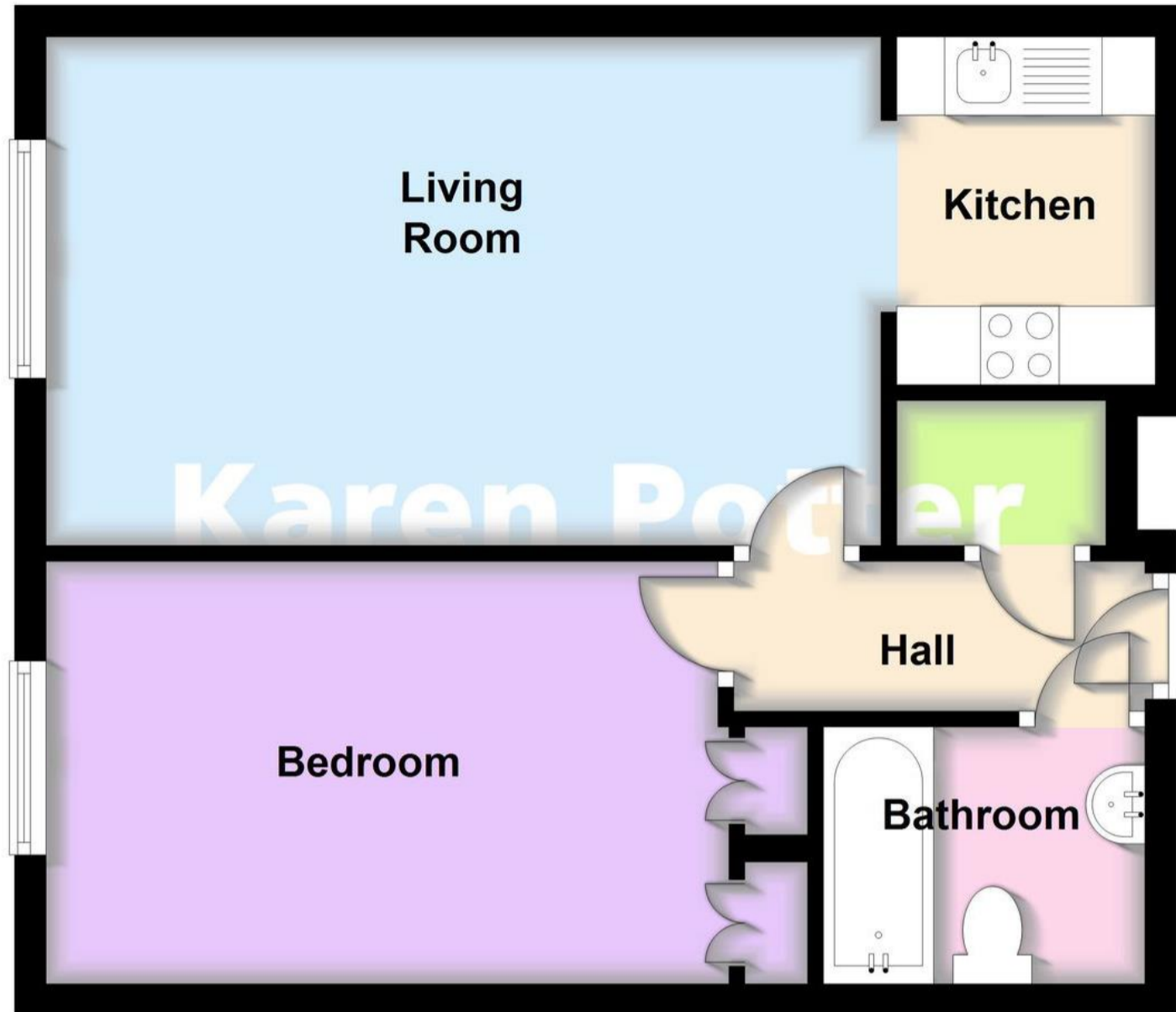
Service Charge: The current service charge amounts to £4,065.52 per annum as a contribution towards the buildings insurance, garden maintenance, window cleaning, use of communal laundry, heating, lighting and cleaning of the communal areas and emergency system, lift maintenance and repair, house manager 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. 41.9 sq. metres (450.8 sq. feet)



Total area: approx. 41.9 sq. metres (450.8 sq. feet)

| Energy Efficiency Rating | | |
|--|---|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 78 | 79 |
| (55-68) D | | |
| (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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