



Forum Court, 80 Lord Street,
Southport, PR8



2



2



1

£100,000

- NO ONWARD CHAIN
- Over 60s Retirement Development
- 2nd Floor With Private Entrance
- Beautifully Finished
- 2 Bedroom & 2 Bathroom
- Triple Glazed Windows
- Convenient Lord Street Location
- Leasehold Residual 999 Years
- EPC rating TBC



Northwood is delighted to present this charming 2-bedroom 2nd floor apartment. Located within an exclusive over 60s retirement development on the beautiful and iconic Lord Street and benefiting from no onward chain delay.

Positioned on the 2nd floor this property boasts its own private entrance and front door. The beautiful development offers both privacy and peace of mind with private parking, beautifully maintained communal gardens, residents lounge, dining hall, games room and 3 lifts; all accompanied by on-site staff for added security and support.

The flat itself has a spacious and welcoming hallway, which leads to two double bedrooms, living room and kitchen. Both bedrooms are equal in size and benefits fitted wardrobes. The living room is made bright and airy by a large window and the kitchen benefits from a range of integrated appliances. There is 2 WC's, one of which is made into a wet room allowing easy access. Current vendors have thoughtfully maintained and finished the property with triple glazed windows and there is potential to negotiate current furnishings.

This desirable apartment, with its prime location and added luxuries, is ideal for anyone seeking convenience, security, and a comfortable lifestyle.

Additional Information

We understand that 'Forum Court Limited' supervises the day-to-day running of the development and the current service charge is payable in the region of £740 per month, which is reviewed annually.

The services offered at Forum Court are much greater than usually offered in sheltered housing; there is a team of duty managers, one of whom is always present on site, a team of house keeping assistances provide domestic assistance and 1 1/2 hours of cleaning is included within the service charge each week. Additional assistance is available. Facilities at the development include lounge, conservatory and dining room.

We understand the age restriction to be 60 years.

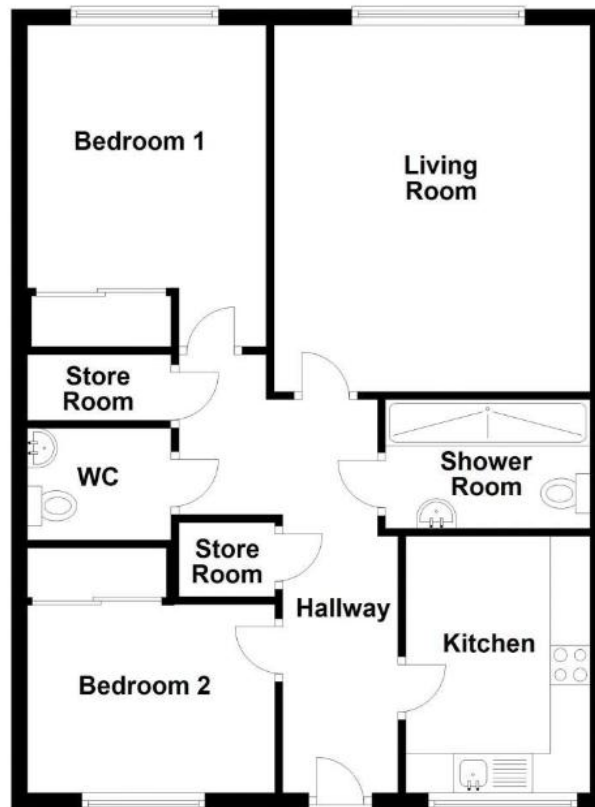
Disclaimer

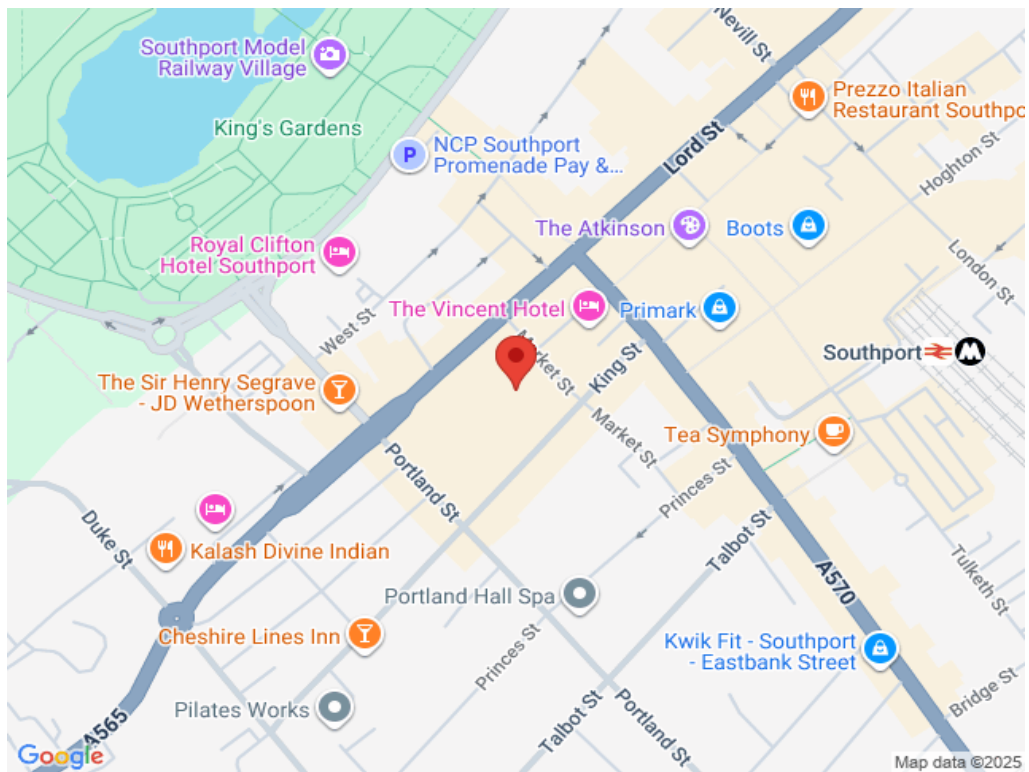
These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans exactly to scale. These details do not constitute part of any contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures, or services so cannot confirm that they are in working order and the property is sold on this basis.





Ground Floor





Northwood Southport and Ormskirk

01704 545 657

southport@northwooduk.com