



Parkside Court, Park Road,
Southport, PR9



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£65,000

- NO ONWARD CHAIN
- Over 60s Retirement Complex
- 2nd Floor Apartment
- Communal Areas & Lift Access
- Living Room & Kitchen
- 1 Bedroom & Shower Room
- Leasehold
- EPC rating C



Presenting to market with NO ONWARD CHAIN. A beautifully finished one bedroom over 60s retirement apartment. Situated along the highly sought after Park Road across the road from the beautiful Hesketh Park.

The property briefly comprises an entrance hall with large storage cupboard, a modern living room that has been neutrally decorated and fitted kitchen with a range of shaker style cabinets. A double bedroom has a range of built-in wardrobes. The shower room is fully tiled with the suite comprising a large shower cabinet, WC and and sink in vanity unit.

Within the retirement complex, the residents have access to a communal comfortable lounge, communal laundry room, outside clothes airing area, communal refuse, a live-in house manager offering support between the hours of 9.00am to 5.00pm and a guest suite (Additional Charges may apply) for overnight use for residents visitors.



Externally the property offers stunning communal grounds which wrap around the building with paved and lawned areas. Secure off-street parking is provided around the rear of the building.

Additional Information

There is an age restriction in place in this development, and buyers must be over the age of 60 years. However, in the case of a couple, only one party must be 60+ and the other may be below this age.

Maintenance - The running of the development is managed by Housing 21. We understand the current monthly service charge is ----- and the term of the Lease is 125 years from 1987.

Disclaimer

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) 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

Approx. 41.6 sq. metres (447.6 sq. feet)



Total area: approx. 41.6 sq. metres (447.6 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 C
55-68	D		
39-54	E		
21-28	F		
1-20	G		