



**29 Forum Court
Lord Street, Southport, PR8 1JP
£100,000 Subject to Contract**

Forum Court is a prestigious development of 'very sheltered' housing, and designed to enable retired buyers to retain their independence and live in their own homes as long as possible. This well-presented flat is situated on the second floor overlooking King Street, to rear of the development. The centrally heated and double glazed accommodation includes; stairs and lift to the second floor, private entrance hall, lounge, kitchen, two double bedrooms including built-in storage and a bathroom and separate Wc. The facilities at Forum Court include a team of House Managers, House Keeping Assistants, communal lounge, conservatory, dining room, and a guest suite. An early viewing is recommended. NO Chain Delay.

Second Floor

Private Entrance Hall Chubb security pull cord unit, door to useful built in storage cupboard housing electrical consumer unit, door to...

Lounge - 4.22m x 3.99m (13'10" excluding entry door recess x 13'1") Double glazed window overlooking King Street to the rear of the development, emergency pull cord.

Kitchen - 3.2m x 2.36m (10'6" x 7'9") Double glazed window to front/communal courtyard. A range of base units with cupboards and drawers, wall cupboards and working surfaces. 1 1/2 bowl sink unit with mixer tap and drainer, 'Baxi' central heating boiler. Appliances include electric oven with four ring ceramic style hob and extractor hood above. There is also integral fridge and freezer, plumbing for washing machine. Part wall tiling, emergency pull cord.

Bedroom 1 - 4.27m x 2.95m (14'0" to rear of wardrobes x 9'8") Double glazed window overlooking King Street to the rear of the development. emergency pull cord and fitted wardrobes to one wall with sliding fronts and hanging space and shelving.

Bedroom 2 - 4.04m x 2.97m (13'3" overall measurements into recess from front of wardrobes x 9'9") Double glazed window to front, built in storage cupboard and separate cupboard with shelving for linen storage, emergency pull cord.

Bathroom/Wc - 2.24m x 2.57m (7'4" excluding recess x 8'5") A three piece modern white suite including low level Wc, vanity wash hand basin with mixer tap and cupboards below and panelled bath with mixer tap and electric shower. Two emergency pull cords, tiled walls and extractor.

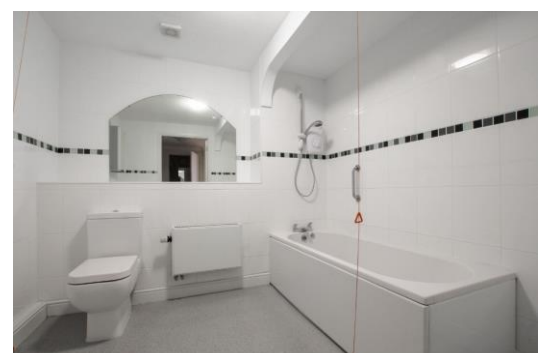
WC - 1.5m x 1.88m (4'11" x 6'2") Low level Wc, midway wall tiling, pedestal wash hand basin and emergency pull cord. Vanity wall mirror and extractor.

Outside Communal gardens and car parking is available on a first come, first served basis. Second floor access via passenger lift also provides useful recess for communal seating area overlooking the internal courtyard.

Service Charge We understand that 'Retirement Security Limited' supervises the day-to-day running of the development and the current service charge is payable in the region of £? per month, which is reviewed annually.

Very Sheltered Housing The concept of very sheltered housing is to enable retired people to maintain their independence and remain in their own homes as long as possible. All communal facilities and all the rooms in the flat are accessible to everyone including those using wheelchairs. 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 domestic is included within the service charge each week. Additional assistance is available. Facilities at the development include; lounge, conservatory and dining room. A double guest suite with en-suite shower room and bathroom is available at a cost of £55 per night for one person for £65 per night for two people and this includes a light breakfast. We understand the age restriction to be 60 years.

Transfer Fee We confirm that there will be a transfer fee payable to RSL (Retirement Security Ltd) each time an owner sells on, or transfers ownership of their dwelling. This is a transferred premium, the calculation of the transfer premium is based on when the transfer takes place as follows:
Up to one year from the first purchase or most recent transfer= 1% of the gross proceeds of sale.
Between years 1 and 2 from the first purchase or most recent transfer= 2% of the gross proceeds of sale.
For 2 years or more from the first purchase or most recent transfer= 3% of the gross proceeds of sale.



Tenure

The tenure of the property is Leasehold for a term of 125 years from 1 January 1995


Council Tax

Sefton MBC, Council Tax Band C.

Second Floor



Floor plans are for illustration only and not to scale
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	80	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	



Chris Tinsley Estate Agents confirm that 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 or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.