



**Apartment 55, Forum Court,
80 Lord Street, Southport, PR8 1JP.
£157,500 '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 fifth floor with fabulous views over Lord Street and the Southport Town Centre. The centrally heated and double-glazed accommodation includes; a private entrance with walk-in store-room and separate WW, lounge and breakfast kitchen with a range of built-in appliances, main bedroom with built-in wardrobes, a second double bedroom and a spacious bathroom. The facilities at Forum Court include a team of House Managers, House Keeping Assistants, a communal lounge, a conservatory, a dining room, and a guest suite. Car Parking is available on a first-come basis. An early viewing is recommended. No Chain Delay.

Communal Entrance

Entry phone system, house managers office, residents Lounge and Conservatory, and stairs and lift to all floors.

Fifth Floor

Private Entrance Hall

Entry phone handset, entry phone control, linen cupboard.

Lounge - 4.57m x 4.34m (15'0" x 14'3" overall measurements)

Double-glazed windows overlooking Lord Street, coving, wall light points, attractive fire surround. Emergency pull cord. Door leading to...

Breakfast Kitchen - 3.45m x 2.57m (11'4" x 8'5")

Double-glazed window with single drainer one and a half bowl sink unit below, a range of base units with cupboards and drawers, wall cupboards, working surfaces. Mid-way wall tiling, four-ring ceramic hood with cooker hood above, 'Neff' one and a half electric oven, integrated fridge/freezer and washing machine. Wall mounted gas central heating boiler. Emergency pull cord.

Bedroom 1 - 5.28m x 3.05m (17'4" x 10'0" overall measurements)

Double-glazed window, built-in wardrobes with mirrored sliding doors. Emergency pull cord.

Bedroom 2 - 3.86m x 2.54m (12'8" x 8'4")

Double-glazed window. Emergency pull cord.

Bathroom - 2.46m x 2.39m (8'1" x 7'10")

Low sided bath with electric shower above, pedestal wash hand basin, low level WC, half tiled walls, extractor, emergency pull cord.

WC - 1.98m x 1.22m (6'6" x 4'0")

Low level WC, wash hand basin, half tiled walls and extractor. Emergency pull cord.

Walk-in Store - 2.13m x 1.09m (7'0" x 3'7")

Outside

Communal gardens and car parking on a first-come-first-served basis.

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 £674.36 per month, which is reviewed annually.

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 housekeeping 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

Leasehold with a remaining Lease term of 125 years from 1st January 1995.

Council Tax

Sefton MBC Band D.



Fifth Floor



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

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(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	



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.