



**Apartment 44, Forum Court  
Lord Street, PR8 1JP, £85,000  
'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 third floor overlooking Southport Town Centre. The centrally heated and double-glazed accommodation includes; a private entrance with walk-in storeroom and separate WC, lounge and breakfast kitchen with a range of built-in appliances, main bedroom with built-in wardrobes, a second double bedroom and a spacious wetroom. 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.

12A Anchor Street, Southport, Merseyside PR9 0UT  
01704 512121 F 01704 512122  
sales@christinsley.co.uk www.christinsley.co.uk

*Southport's Estate Agent*

## Communal Entrance Hall

With entry phone system, house managers office, residents lounge and conservatory, stairs and passenger lift to all floors.

## Third Floor

### Private Entrance Hall

Entry phone handset, entry phone control, linen cupboard. Entrance door with double-glazed and leaded inserts and fitted wall cabinet. Further fitted cupboard housing useful hanging space and shelving, also housing electrical consumer unit, loft access.

### Lounge/Diner - 4.67m into door recess x 4.01m (15'4" into door recess x 13'2")

UPVC double-glazed window overlooking King Street to the rear, electrical contemporary style fireplace with marble interior, hearth and fire surround, dining area and emergency pull cord.

### Kitchen - 3.23m x 2.36m (10'7" x 7'9")

Double-glazed window overlooking communal front terrace, courtyard and parking. Wall mounted 'Baxi' style centrally heated boiler system, part wall tiling. A number of built-in base units include cupboards and drawers, with wall cupboards and working surfaces. One and a half bowl sink unit includes mixer tap and drainer. Integral appliances include Fridge and Freezer, 'Neff' oven with grill, four-ring ceramic style hob and 'Neff' extractor hood above. Emergency pull cord.

### Bedroom 1 - 3.94m overall measurements from front of wardrobe x 3.1m (12'11" overall measurements from front of wardrobe x 10'2")

Double-glazed window to communal front terrace, built-in vanity mirrored wardrobes to one wall and separate storage cupboard access. Emergency pull cord.

### Bedroom 2 - 4.34m into door recess x 2.92m (14'3" into door recess x 9'7")

UPVC double-glazed window overlooks rear of property with emergency pull cord system. Built-in wardrobes with vanity mirrored frontage and hanging space and shelving.

### Wet Room - 2.59m x 2.57m overall measurements (8'6" x 8'5" overall measurements)

Three-piece suite comprising of low-level WC, pedestal wash hand basin and walk-in shower area with glazed with shower screen, retractable shower seat and wall grip. 'Triton' electric shower with midway wall tiling, recessed spotlighting and emergency pull cord.

### WC - 1.5m x 1.78m (4'11" x 5'10")

Modern two-piece suite comprising of vanity wash hand basin with mixer tap, low level WC and midway wall tiling with emergency pull cord, extractor and recessed spotlighting.

### Tenure

Leasehold - lease term remaining of 125 years from 1st January 1995. The rent is payable to Peppercorn

### Council Tax Band

Sefton MBC band C.

### Transfer Premium

The below shows the impact of Transfer Premium payments at different lengths of ownership for a property with a sale price of £150,000

Up to one year - 1% charge rate, Transfer premium £1,500, Net proceeds for a sale price of £150,000 = £148,500

1 to 2 years - 2% charge rate, Transfer premium £3,000, Net proceeds for a sale price of £150,000 = £147,000

2 years or more - 3% charge rate, Transfer premium £4,500, Net proceeds for a sale price of £150,000 = £145,500.

### Service Charge

There is a monthly service charge of £674.36 per calendar month for the 2023/2024 period.

This payment covers the following services -

Duty manager on site 24 hours a day,

Gardening costs

Daily checks that you are safe and well

Building maintenance

Building insurance

Redecoration/re-furnishing communal areas

Cleaning of all communal areas

Window cleaning outside

apartment cleaning 1.5 hours per week

Managing agent's fees

Fund for Future Maintenance.

\*Owners washing can also be done for a small additional charge.

### Age restriction

Single Purchasers - must be at least 60 years of age

Joint purchasers - one of you must be over the age of 60, or younger if care is required.

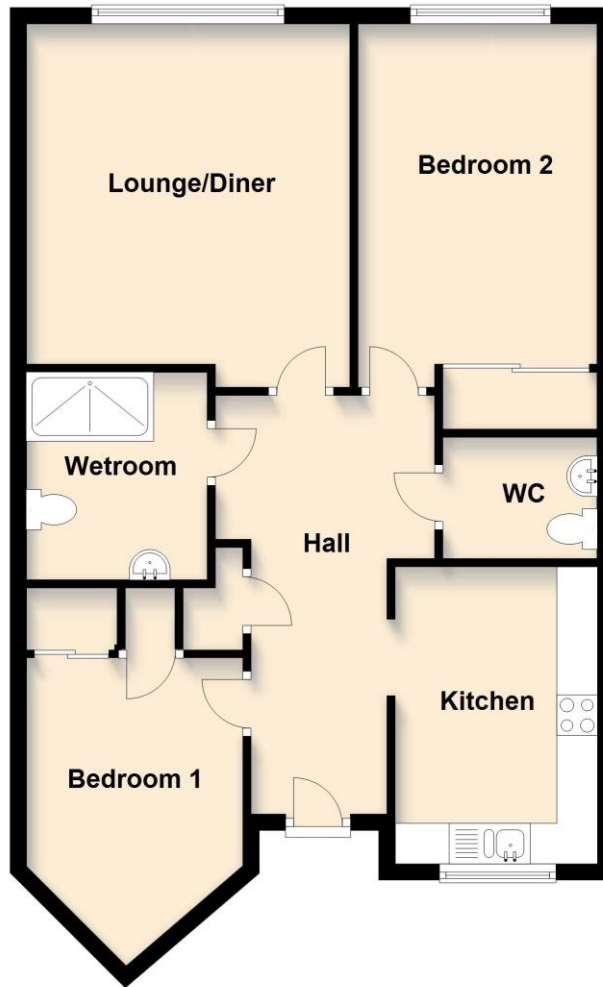
### Outside

Car parking available on a first-come-first-served basis, communal gardens.



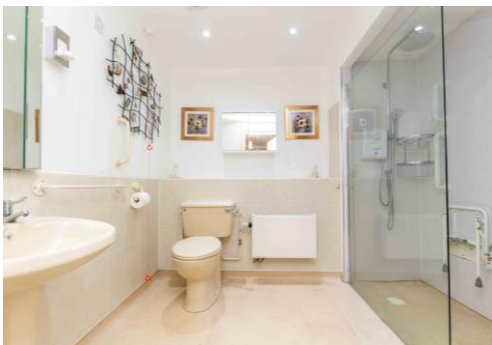


### Third Floor



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>			
(82 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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.