



Apartment 56, Forum Court
80 Lord Street, PR8 1JP £155,000
'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 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 storeroom and separate WC, lounge diner and breakfast kitchen with a range of built-in appliances, main bedroom with built-in wardrobes, a second double bedroom and a spacious wet room. 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

Entry phone system, house managers office, residents lounge and conservatory. Stairs and passenger lift to all floors.

Fifth Floor

Private Entrance Hall

Entry phone handset, security pull cord, built-in wall cupboard and loft access. Further door leads to useful walk-in storage cupboard measuring 7'2" x 3'7". Also housing wall mounted electrical consumer unit, hanging space and shelving.

Lounge - 4.5m x 4.34m (14'9" x 14'3")

Double-glazed window overlooking Lord Street, coal-effect electric fire with marble-effect interior, hearth and fire surround. Emergency pull cord, door leads to...

Kitchen - 3.4m x 2.62m (11'2" x 8'7")

Double-glazed window overlooks Lord Street to front of development. Dining area, open-plan to kitchen arranged with a number of built-in base units with cupboards and drawers, wall cupboards and working surfaces. Mid-way wall tiling, four-ring ceramic style cooker with hood above and 'Neff' one and a half electric oven. Integral fridge/freezer, washing machine. Wall mounted gas central heated boiler system. Emergency pull cord.

Bedroom 1 - 5.16m overall measurements into recess x 3.05m (16'11" overall measurements into recess x 10'0")

Double-glazed window overlooking terrace to front, emergency pull cord and fitted wardrobe with vanity mirrored frontage.

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

Double-glazed window overlooking front terrace.

Wet Room/WC - 2.41m x 2.39m (7'11" x 7'10")

Low level WC, pedestal wash hand basin and walk-in shower with entry level enclosure/wet area, glazed shower screen and electric shower unit. Part-wall tiling and emergency pull cord.

WC - 2.18m x 1.19m (7'2" x 3'11")

Low level WC, wash hand basin, midway wall tiling, emergency pull cord and extractor.

Outside

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

Service Charge

We understand that 'Retirement Security Unlimited' supervises the day-to-day running of the development, and the current service charge is payable in the region of £637.38 per calendar month, which is reviewed annually. We believe that the services and security provided are excellent and key to supporting seniors in the block.

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.

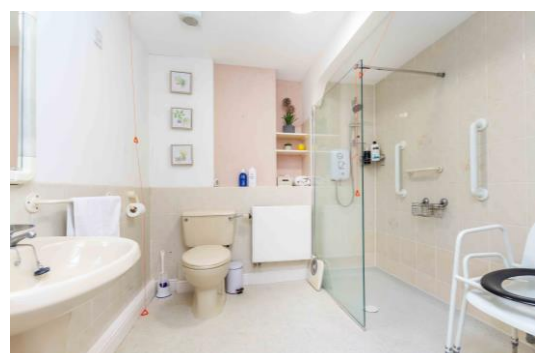
For 2 years or more from the first purchase or most recent transfer= 3% of the gross proceeds of sale.

Tenure

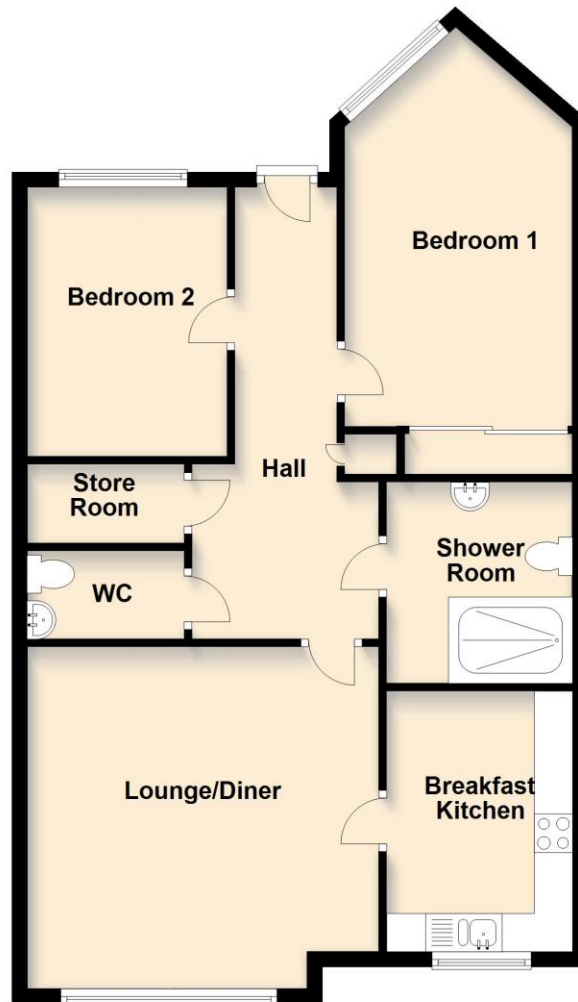
Leasehold with a remaining Lease term of 125 years from 1st January 1995.

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	79
(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.