



**Apartment 35 Forum Court, Lord Street, Southport, PR8 1JP**  
**£160,000**  
**Subject to Contract**



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*Southport's Estate Agent*

An early inspection is recommended to appreciate the newly refurbished accommodation offered by this flat, situated on the third floor of Forum Court, a prestigious purpose built development of retirement flats. The flat benefits from a newly fitted kitchen, wet room, floor coverings, together with redecoration. The centrally heated and double glazed accommodation briefly includes; a communal entrance hall with stairs and lift to this floor, a private entrance hall with useful cloaks cupboard, deep walk in store and Wc, lounge with bay window overlooking Lord Street, a newly fitted dining kitchen with a range of built in appliances, two double bedrooms one with built in wardrobes and a newly installed wet room with level entry shower. The property is situated in the heart of Southport Town Centre overlooking Lord Street and is extremely convenient for the Town Centre facilities. This is a fabulous 'turn key' opportunity ideal for the buyer looking for a Town Centre retirement flat requiring no work.

### **Communal Entrance**

Entry phone system, communal entrance hall, house manager's office, residents lounge, dining room and conservatory. Stairs and lifts to all floors.

### **Third Floor**

#### **Private Entrance Hall**

Entry phone hand set. Useful linen/ storage cupboard.

**Lounge** - 5.05m x 4.37m (16'7" into bay x 14'4")

Double glazed bay window overlooking Lord Street. Attractive fire surround. Emergency pull cord.

**Dining Kitchen** - 3.4m x 2.59m (11'2" x 8'6")

Double glazed windows overlooking Lord Street, a newly fitted kitchen which briefly includes; a single drainer one and half bowl sink unit, a range of base units with cupboards and drawers, wall cupboards, working surfaces, mid way wall tiling. Four ring ceramic hob with cooker hood above and split level oven and microwave, integral fridge and freezer, integral washing machine. Emergency pull cord.

**Bedroom 1** - 5.05m x 3.05m (16'7" overall measurements and to front of built in wardrobes x 10'0")

Double glazed windows built in wardrobes with sliding mirrored doors. Emergency pull cord.

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

Double glazed window. Emergency pull cord.

**Wetroom** - 2.26m x 2.39m (7'5" x 7'10")

A newly fitted wetroom having a level entry, walk in shower enclosure, with a 'Mira' thermostatic shower with rain head and hand held showers, vanity wash hand basin with cupboard below, low level Wc. Fully tiled walls and extractor. Emergency pull cord.

**WC** - 2.21m x 1.27m (7'3" x 4'2")

Low level Wc wash hand basin half tiled walls extractor emergency pull cord. Walk in useful storage cupboard.





## Outside

Communal gardens and car parking to rear when available.

## Service Charge

We are advised that 'retirement services limited' supervise the day to day running of the development and the current service charge payable is in the region of £701.36 per month

## 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.

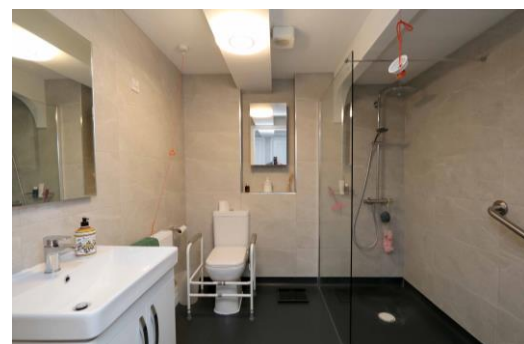
For 2 years or more from the first purchase or most recent transfer= 3% of the gross proceeds of sale.

## Council Tax

Sefton MBC Band D.

## Tenure

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



### Third Floor



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



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.