



Apartment 2 Fourm Court, Lord Street, Southport, PR8 1JP
£120,000
Subject to Contract

'Forum Court' is a purpose built development of retirement flat providing a 'very sheltered housing' designed to enable retired buyers to live in their own homes for as long as possible and retain their independence. Offering bright, newly redecorated and re-carpeted accommodation, the flat is situated on the ground floor and enjoys views over the communal gardens and Lord Street. The centrally heated and double glazed accommodation includes: a private entrance hall with walk in store and Wc, lounge, newly fitted breakfast kitchen with built in appliances, two bedrooms one with built in wardrobes and a wet room with shower. Facilities at Forum Court include a team of house managers, house keeping assistants, a communal lounge, conservatory, there is a guest suite and carparking is available to the rear on a first come first serve basis. With views of Lord Street, the location is very convenient for the many Town Centre amenities including, shops, the Vincent Hotel and the Railway Station.

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Southport's Estate Agent

Communal Entrance

Entry phone system, house managers office. Residents lounge and conservatory.

Ground Floor

Private Entrance Hall

Entry phone handset and security pull cord. Useful cloak cupboard, deep walk in storage cupboard measuring 7'2" x 3'7".

Cloak Room - 1.85m x 1.17m (6'1" x 3'10")

Wash hand basin, low level Wc. Half tiled walls, extractor. Emergency pull cord.

Lounge - 5.03m x 4.42m (16'6" into bay x 14'6")

Double glazed bay window overlooking the communal front garden and towards Lord Street. Electric coal effect fire and surround. Emergency pull cord.

Dining Kitchen - 3.51m x 2.46m (11'6" x 8'1")

Double glazed windows overlooking communal gardens and towards Lord Street. A newly fitted kitchen comprising; single drainer, one and half bowl, stainless steel sink unit, a range of base units with cupboards and drawers, wall cupboards, woodgrain working surfaces. Four ring ceramic hob with cooker hood above and split level electric oven. Space for washing machine and fridge freezer. Emergency pull cord.

Bedroom 1 - 3.66m x 3.05m (12'0" x 10'0")

Double glazed windows overlooking the inner courtyard recessed wardrobe with mirrored sliding doors. Emergency pull cord.

Bedroom 2 - 3.68m x 2.59m (12'1" x 8'6")

Double glazed window overlooking the communal courtyard. Emergency pull cord.

Bathroom - 2.29m x 2.39m (7'6" x 7'10")

Walk in level entry shower enclosure with electric shower, pedestal wash hand basin, low level Wc. Extensively tiled walls, extractor. Emergency pull cord.

Outside

Communal gardens to both front and rear. Resident car parking to the rear available on a first come first served basis.

Service Charge

We understand that the current service charge is in the region of £758.90 per calendar month.

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:

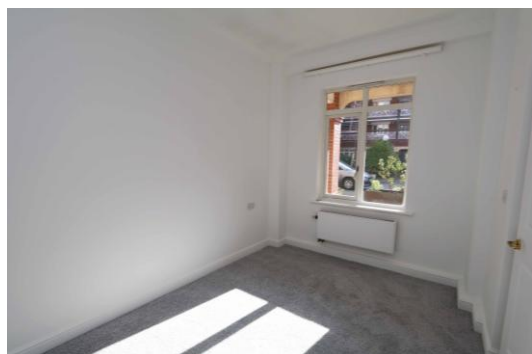
Up to one year from the first purchase or most recent transfer= 1% of the gross proceeds of sale.

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.

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.



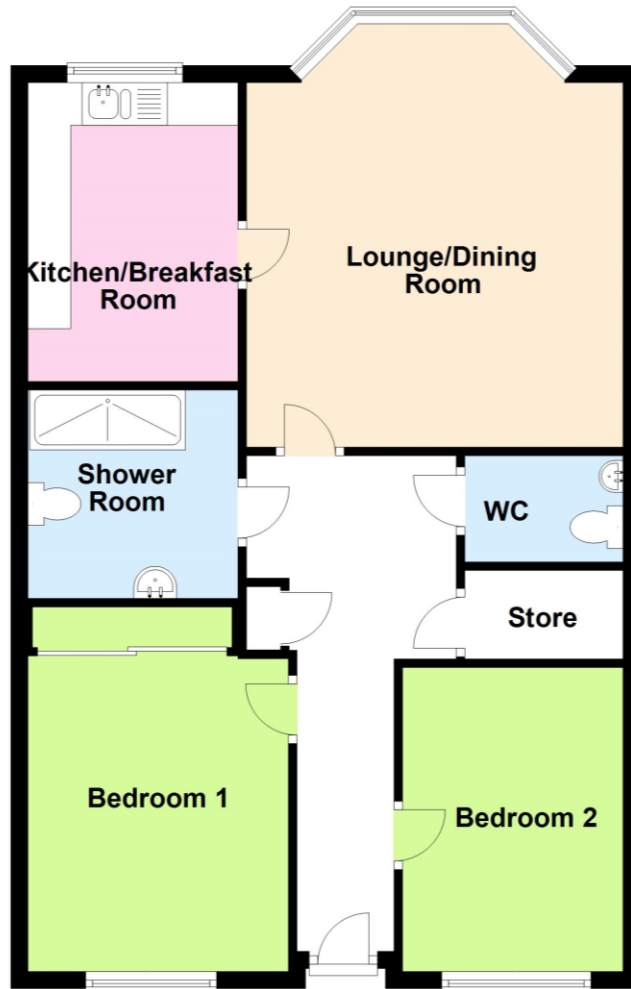
Council Tax

The council tax for the property is Sefton MBC band D

Tenure

The Tenure of the property is Leasehold with 125 years from 1 January 1995 –to be verified

Ground 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.