



**Flat 51 Forum Court, Lord Street,
Southport, PR8 1JD £100,000
Subject to Contract**

Forum Court is a prestigious, well regarded development offering 'very sheltered' housing and is designed to enable retired buyers to retain their independence and to live in their own homes for as long as possible. This apartment is situated on the fourth floor and enjoys delightful views from the lounge and kitchen over Lord Street and the Southport Town Centre. Centrally heated and double glazed accommodation briefly includes, lift to fourth floor, private entrance hall with walk in store room, store cupboard and WC, lounge with bay window overlooking Lord Street, breakfast kitchen with a range of built in appliances, 2 bedrooms both with wardrobes and a shower room with space and plumbing for washing machine and tumble dryer. **"Now offered for sale at a £20,000 reduction. A rare chance to secure unbeatable value"**

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Southport's Estate Agent

Communal Entrance

Video entry system, communal entrance with access to lounge, conservatory sitting area, house managers office, stairs and lift to all floors.

Fourth Floor

Entrance Hall

Entry phone/ emergency call unit, cloaks cupboard.

WC - 1.85m x 1.19m (6'1" x 3'11")

Vanity wash hand basin with cupboard below, low level WC, part tiled walls and tiled floor, chrome towel rail, extractor. Emergency pull cord.

Lounge - 5.03m x 4.37m (16'6" into bay x 14'4")

Double glazed bay window overlooking Lord Street, coal effect electric fire, attractive surround. Wall light points, emergency pull cord.

Dining Kitchen - 3.43m x 2.67m (11'3" x 8'9")

Double glazed window overlooking Lord Street with one and half bowl sink unit with mixer tap below. A range of base units with cupboards and drawers, wall cupboards, working surfaces. Mid way wall tiling. 'Miele' four ring ceramic hob with split level 'Miele' one and half electric oven, 'Miele' dishwasher, integral 'Neff' fridge and freezer. Breakfast bar. 'British Gas' gas central heating boiler.

Bedroom 1 - 3.61m x 3.05m (11'10" to front of wardrobes x 10'0")

Built in wardrobes with mirrored doors, emergency pull cord, double glazed window.

Bedroom 2 - 3.12m x 2.54m (10'3" x 8'4")

Built in wardrobes with mirrored doors, emergency pull cord, double glazed window.

Bathroom - 2.34m x 2.39m (7'8" x 7'10" overall)

Vanity wash hand basin with cupboards below, medicine cupboard above, low level WC with cupboards to side, step in shower enclosure with Mira electric shower. Recess and plumbing for washing machine and space for tumble dryer, fitted shelving. Tiled walls and floor, chrome towel rail, extractor, emergency pull cord.

Outside

Communal gardens, and parking on first come first serve basis.

Council Tax

Sefton MBC band D.

Tenure

Leasehold for 125 years from 1 January 1995 (to be verified)

Service Charge

We understand that 'Forum Court Limited' supervises the day-to-day running of the development and the current service charge is payable in the region of £758.90 per month, with a further charge of £27 for the water . Total £785.00, which is reviewed annually.

Very 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 apartment 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 cleaning 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.



Fourth 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	81	82
(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.