



**Apartment 50 Forum Court, 80 Lord  
Street, Southport, PR8 1JP  
£130,000 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. There is a communal entrance with entry phone system, house manager's office, resident's lounge, dining room and conservatory, and lifts lead to the fourth floor. The centrally heated and double glazed accommodation briefly includes; a 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, two bedrooms both with wardrobes and a shower room with space and plumbing for washing machine and tumble dryer.

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*Southport's Estate Agent*



## Communal Entrance

Video entry system provides access to the communal entrance hall where there is a residents lounge and conservatory sitting area, house managers office and stairs and lift to all floors.

## Fourth Floor

### Private Entrance Hall

'Chubb' entry phone/ emergency call unit. Useful cupboard.

### Walk-In Storage Cupboard

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

Wash hand basin, low level WC, half tiled walls, extractor.

**Lounge/ Dining Room** - 4.5m x 4.34m (14'9" x 14'3")

Double glazed windows enjoying a pleasant outlook over the communal gardens and Lord Street. Attractive fireplace, wall light points, emergency pull cord. Part glazed door leading to...

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

Double glazed window overlooking Lord Street, with single drainer one and half bowl sink unit below. A range of base units with cupboards and drawers, wall cupboards, working surfaces, four ring ceramic hob with cooker hood above and split level one and half electric oven, integrated fridge, freezer and washing machine. Wall mounted 'Valiant' gas central heating boiler. Part wall tiling, emergency pull cord.

**Bedroom 1** - 5.11m x 3.28m (16'9" to front of wardrobes and maximum measurements x 10'9")

Double glazed window overlooking the interior of the development. Built in wardrobe with mirrored sliding doors, emergency pull cord.

**Bedroom 2** - 3.84m x 2.54m (12'7" x 8'4")

Double glazed window overlooking interior of the development, emergency pull cord.

**Wet Room** - 2.29m x 2.36m (7'6" x 7'9")

Level entry 'Triton' electric shower vanity bowl sink unit with cupboards below, low level WC. Part wall tiling, extractor, emergency pull cord.

## Outside

Communal gardens and parking to the rear on a 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

Forum Court LTD run the development on a day to day basis and the current service for the year 2025-2026 is £758.90 per month

## Very Sheltered Housing

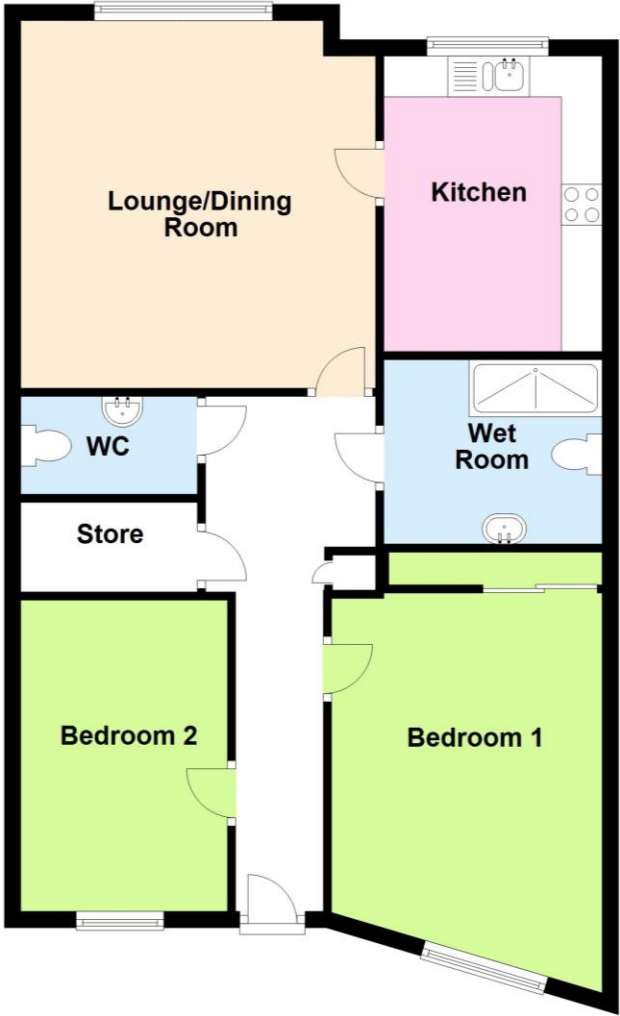
The concept of very sheltered housing is to enable retired people to maintain their independence and remain in their own homes as long as possible. All communal facilities and all the rooms in the apartment are accessible to everyone including those using wheelchairs. The services offered at Forum Court 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) <b>A</b>                          |         |                                                                                                             |
| (81-91) <b>B</b>                            |         |                                                                                                             |
| (69-80) <b>C</b>                            | 78      | 80                                                                                                          |
| (55-68) <b>D</b>                            |         |                                                                                                             |
| (39-54) <b>E</b>                            |         |                                                                                                             |
| (21-38) <b>F</b>                            |         |                                                                                                             |
| (1-20) <b>G</b>                             |         |                                                                                                             |
| 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.