



**54 Forum Court, 80 Lord Street,
Southport, PR8 1JP
£134,950 Subject to Contract**

An early viewing is recommended to appreciate the newly refurbished accommodation offered by this purpose built, retirement flat. The accommodation has recently been redecorated, recarpeted, and benefits from a refurbished kitchen with a recently installed fronts to the units, working surfaces, hob, extractor and sink. Situated on the fourth floor and enjoying views over Lord Street, the centrally heated and double glazed accommodation briefly includes, communal entrance with entry phone and stairs and lift to all floors, private reception hall, lounge, breakfast kitchen, two bedrooms, bathroom and additional WC. Forum Court is very conveniently situated on Lord Street for Town Centre amenities and offered facilities such as house manager, emergency call system, residents lounge and dining room. **No chain delay.**

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

With entry phone system, house manager's office, conservatory sitting area, residents lounge and dining room and conservatory. Stairs and lift to all floors.

Fourth Floor

Private Entrance Hall

Useful store cupboard 7'1" x 3'8"

WC - 2.21m x 1.19m (7'3" x 3'11")

Low level WC, wash hand basin, cupboard below, half tiled walls, extractor, emergency pull cord.

Lounge - 4.7m x 4.39m (15'5" x 14'5")

Electric log effect fire and white painted surround, double glazed windows enjoying delightful views of Lord Street and Southport Town Centre. Wall light points. Emergency pull cord. Glazed door to...

Breakfast Kitchen - 3.43m x 2.46m (11'3" x 8'1")

Double glazed window with single drainer stainless steel sink unit below. A range of base units with cupboards and drawers, wall cupboards, working surfaces. Four ring ceramic hob with cooker hood above, split level one and half electric oven, integrated fridge, freezer and washer dryer. Wall mounted 'Glow Worm' gas central heating boiler. Emergency pull cord.

Bedroom 1 - 5.31m x 3.05m (17'5" overall 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" overall)

Double glazed window, emergency pull cord.

Wet Room - 2.39m x 2.36m (7'10" x 7'9")

Level entry shower with thermostatic hand held and rain head showers, pedestal wash hand basin, low level WC. Chrome towel rail/ radiator. Fully tiled walls, useful tall linen/ towel cupboard. 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.

Service Charge

Retirement Security LTD run the development on a day to day basis and the current service for the year 2025-2026 is £701.36

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. A daily freshly prepared meal and laundry services are available at an additional charge. There is a programme of regular activities which has created a real community feel at Forum Court. 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:

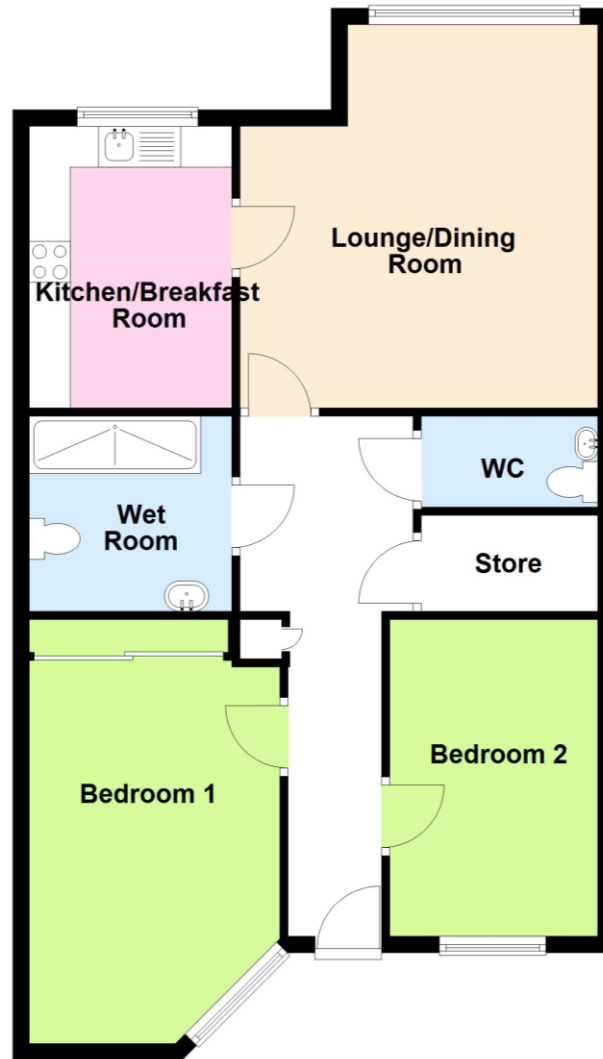
Up to one year from the first purchase or most recent transfer= 1% of the gross proceeds of sale.

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



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.