



32 St Pauls Mansion
St Pauls Street, Southport, PR8 1NB,
Shared Ownership £86,250 'Subject to Contract'

No Chain Delay. Offered for sale on a Shared Ownership basis of 75%, this flat is situated on the second floor of this purpose built development of retirement flats. Installed with UPVC double glazing and electric heating, the accommodation includes; a communal entrance with entryphone and lift, private entrance hall, lounge/dining room with windows overlooking St Pauls Square, kitchen, two bedrooms both with built in fitments and a bathroom. 'St Pauls Mansions' is a purpose built block of retirement flats with a minimum age of 60 years and is managed by Redwing. The block enjoys a convenient location just off Lord Street and close to the Town Centre amenities.

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, stairs and lift to the second floor.

Second Floor

Private Entrance Hall

Useful deep storage cupboard with further airing cupboard with lagged hot water cylinder. Electric radiator.

Lounge/ Dining Room - 4.8m x 3.51m (15'9" extending to 19'7" x 11'6" average overall measurements)

Upvc double glazed windows to side and further Upvc double glazed windows overlooking the small green at St Pauls Square. Electric radiator, 'Tunstall' entry phone call unit.

Kitchen - 2.77m x 2.39m (9'1" x 7'10")

Upvc double glazed window with single drainer one and half bowl stainless steel sink unit below, a range of base units with cupboards and drawers, wall cupboards, working surfaces. Plumbing for washing machine.

Bedroom 1 - 4.34m x 3.07m (14'3" x 10'1" overall to rear of fitments)

Extensively fitted, recess for bed with bedside pedestals, overhead storage cupboards and wardrobes, drawer units, electric radiator, Upvc double glazed sliding patio door to balcony overlooking the front.

Bedroom 2 - 3.86m x 3m (12'8" x 9'10" overall)

Built in fitments including wardrobes, knee hole dressing table and drawers, vanity wash hand basin with cupboard below, night storage heater. Upvc double glazed window.

Shower Room - 1.96m x 2.16m (6'5" x 7'1")

Corner entry step in shower enclosure with 'Mira' electric shower, vanity wash hand basin with cupboards below, low level WC, part tiled walls and floor, chrome towel rail/ radiator. Extractor.

Outside

Communal gardens. Parking on first come first serve basis.

Service Charge

We understand the managing agents of the building to be Redwing and the current maintenance charge is £108.77 per month with a rent charge of £21.21 per month. This includes building insurance, communal lighting, window cleaning, garden maintenance and lift maintenance.

Shared Ownership

The property is sold on a 75% shared ownership basis.

Conditions

Residents must be aged 60 years or above. A transfer fee is payable by the seller on completion. A potential buyer is obliged to apply to the managing agents to confirm they meet the age and affordability criteria.

Council Tax

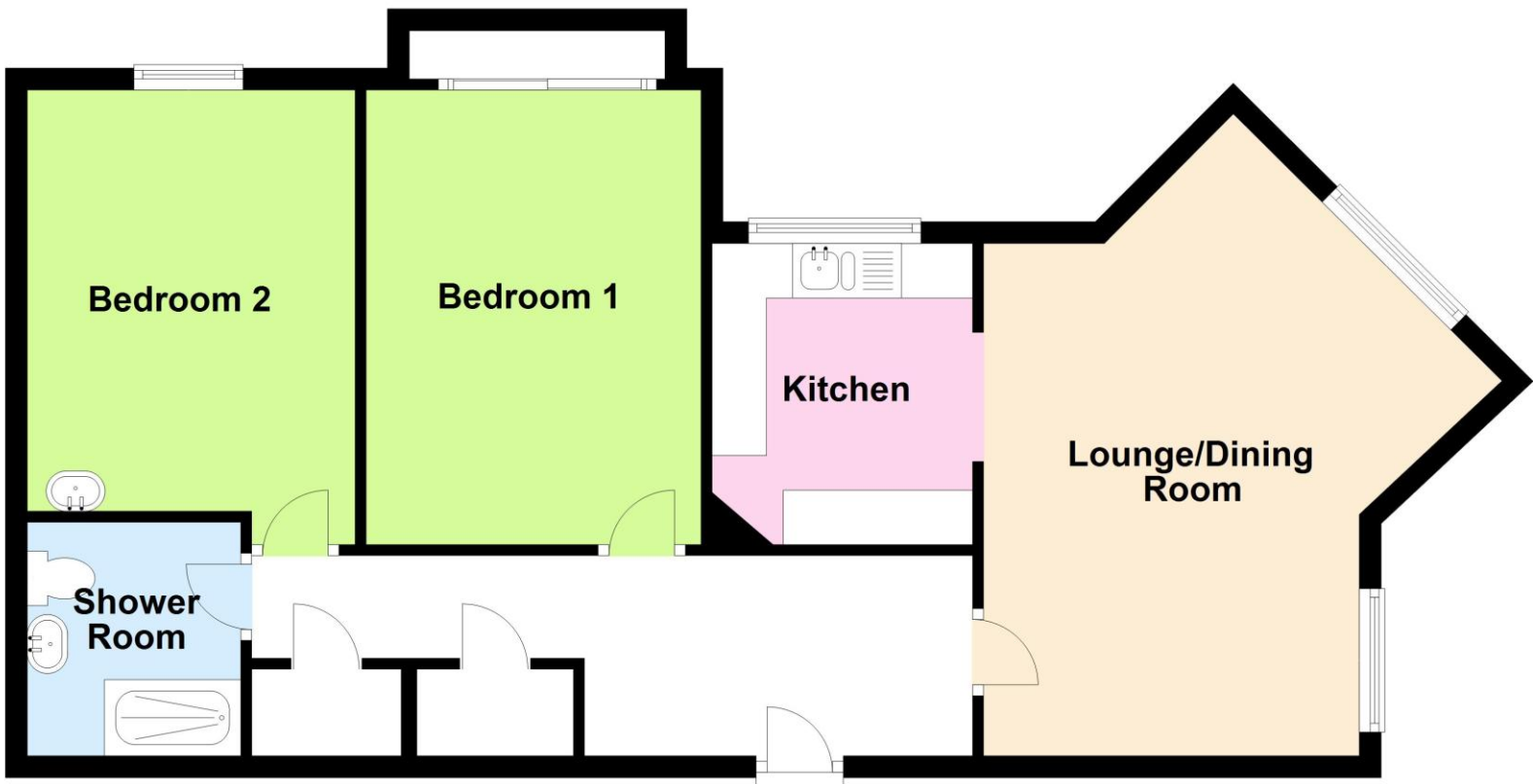
Sefton MBC band B.

Tenure

Leasehold for 99 years from 20 August 1996.



Second 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.