



**41 Homesands House, Park Road,
Southport, PR9 9JU
OFFERS OVER £40,000
'Subject to Contract'**

Perfectly positioned within the sought-after Homesands House development, exclusively for the over-60s, this beautifully presented - second floor apartment offers modern, low-maintenance living in a prime location opposite Hesketh Park, one of Southport's most picturesque green spaces. The apartment boasts a particularly favorable aspect over the communal carpark which lets you know when your visitors are arriving whilst enjoying a peaceful location within the building. Inside, the accommodation is well-planned and stylish, featuring a welcoming lounge with dining area, modern kitchen, spacious double bedroom with built-in wardrobe, modern shower room, and built-in airing cupboard/cloakroom for added practicality. The development offers independent, secure living in a welcoming setting with a range of resident-friendly amenities on-hand including: on-site House Manager, Residents' Lounge, Guest Suite for visitors, and Laundry Room. Superbly situated for local shops, cafes, pharmacy and bus routes, with easy access to Southport town centre, Churchtown Village, and further afield. Active residents will also enjoy nearby walking and cycling routes, Southport's Promenade and the Municipal Golf Links.

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Southport's Estate Agent

Communal Entrance

Entrance door to the rear of the development.

Second Floor

Private Entrance Hall

'Tunstall' emergency pull cord system, built-in cupboard housing 'Ariston' hot water cylinder and shelving.

Lounge Diner - 6.07m x 3.23m (19'11" x 10'7")

Upvc double glazed window overlooking communal car park. Coal effect electric fire with Marble interior, hearth and fire surround. Wall light points, emergency pull cord. Archway open plan leading to....

Kitchen - 1.6m x 2.21m (5'3" x 7'3")

Modern white gloss fitted kitchen with a range of built in base units including cupboards and drawers, wall cupboards and working surfaces. Single bowl sink unit with mixer tap and drainer, duel ceramic style hob with funnel style extractor over. Space available for free standing fridge freezer. Tiled walls and 'Karndene' flooring.

Bedroom - 3.48m x 2.64m (11'5" x 8'8")

Upvc double glazed window, night storage heater, emergency pull cord, wall light point and fitted cupboard to one wall.

Shower Room/WC - 1.6m x 2.01m (5'3" x 6'7" including shower recess)

Three-piece modern white suite, low level WC, vanity wash hand basin with cupboards below, step in shower enclosure with glazed sliding shower screen, 'Mira' electric shower. Tiled walls including heated towel rail, 'Karndene'.

Outside

There are communal gardens to the front and rear of the development, incorporating resident's car parking.

Service Charge

There is a service charge of £2,468.64 per annum (as of November 2024) as a contribution towards the building insurance premium, cleaning, lighting and heating of the communal areas, House Manager, Care Line (emergency call system), gardening, window cleaning, managing agent's fees, passenger lift and general maintenance.

Note

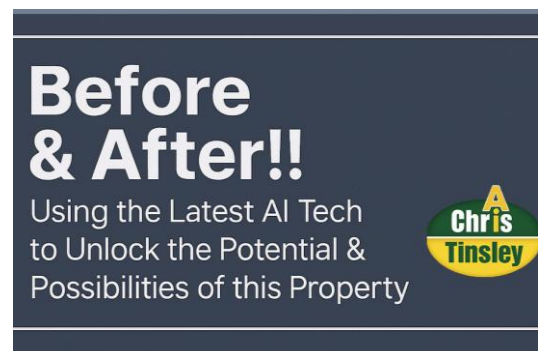
Occupants must be over the age of 60 and demonstrate they are fit for independent living and if they need any sort of care, then a care package is in place.

Tenure

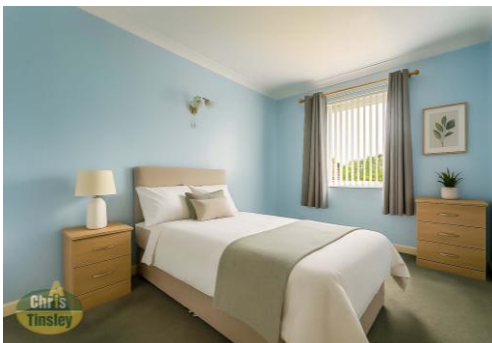
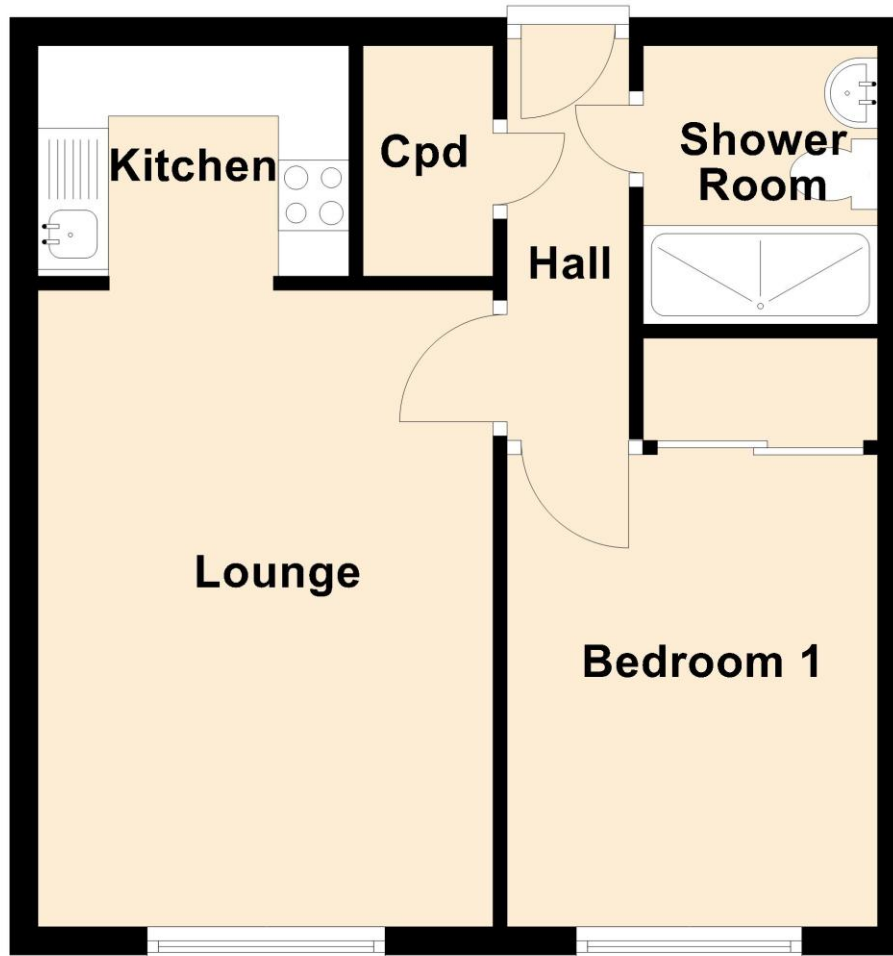
Leasehold for a residue term of 99 years from 1st September 1983, with a ground rent payable of £427.06 per annum.

Council Tax

Sefton MBC Band A



Second 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.