





-  Retirement Apartment - Over 60's
-  Second / Top Floor Position
-  Two Bedrooms

-  2022 Refitted Shower Room
-  Recarpeted 2023
-  Lift Access

Price: £89,950 Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008





An early inspection is highly recommended of this purpose built, second floor retirement apartment, forming part of a popular development, located immediately adjacent to Churchtown shopping Village.

The double glazed accommodation briefly comprises Private Hall, Living Room, Fitted Kitchen, two Bedrooms and 2022 refitted Shower Room. The development stands in established and well maintained grounds, which are an outstanding feature, with a car park to the side.

There is a full time Manager on site with communal facilities including a Residents' Lounge, lift to all floors, Laundry, Guest Suite (subject to availability and a charge) and out of hours emergency facilities.

St Clair Drive is located off Manor Road adjacent to the many amenities of Churchtown Village together with the Botanic Gardens and public transport facilities to the town centre.



Ground Floor:

Communal Entrance

With stairs and lift to all floors

Second Floor:

Hall

Living Room - 5.84m x 3.45m overall (19'2" x 11'4")

Kitchen - 2.77m x 1.7m (9'1" x 5'7")

Bedroom 1 - 5.31m x 2.72m (17'5" x 8'11")

Bedroom 2 - 3.2m x 2.62m (10'6" x 8'7")

Shower Room - 2.11m x 1.7m (6'11" x 5'7")

Outside: The development stands in established and well maintained grounds, which are an outstanding feature, with a car park to the side.

Note: The minimum age for occupants is 60 years, however, if there is a partner then the partner must be over the age of 55. Occupants must demonstrate they are fit for independent living. There is a House Manager and there are out of hours emergency call lines to a Care Centre. Communal Facilities include a Laundry; Residents' Lounge; Refuse Area; Large Gardens and Guest Suite (subject to availability and a charge).

Council Tax: Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band C

Tenure: Leasehold for the residue of a term of 125 years from 1st November 1993, subject to ground rent of £579.92

Service Charge: We understand that there is a service charge of £4400.36 per annum, as a contribution towards the building insurance premium, water rates, House Manager's flat and wages, communal cleaning windows, gardeners, decorating fund, maintenance charges, electric for communal internal and external areas etc

NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

© 2024 All Rights Reserved

Second Floor

Approx. 58.2 sq. metres (626.3 sq. feet)



Total area: approx. 58.2 sq. metres (626.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(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	

Karen Potter Estate Agents confirm 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 as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



5 Hill Street, Southport

PR9 0NW

01704 500 008

www.karenpotter.co.uk