






-  Retirement Apartment for the over 60s
-  Price represents 75% share of ownership
-  Impressive open plan Living Room/Kitchen

-  Two Bedrooms
-  Allocated Parking Space
-  Lift – NO CHAIN

Price: £69,500 Subject to Contract

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





An opportunity to purchase a newly carpeted and decorated retirement apartment with the asking price representing 75% share of ownership and for sale to the retired over the age of 60.

Located within the Promenade Conservation Area and within an imposing Grade II Listed Building, this third floor apartment is located to the side, overlooking Bank Square and towards the Promenade. The apartment has the benefit of lift access directly adjacent to the apartment and comprises Private Hall with airing cupboard housing pressurised hot water system; large Living Room open plan with Kitchen; two fitted Bedrooms and Bathroom. Secondary double glazing is installed together with electric heating. The lift also provides access to the lower ground floor which leads to the rear car park where there is an allocated space for this apartment. The car park is secured with electrically operated, remote controlled gate and secure fob-controlled access to the main building from the car park.

Queens Hotel Court is located to the corner of Promenade and Bank Square, convenient for the Marine Lake; the beach; Lord Street shopping boulevard and the many amenities of Southport Town Centre.



Ground Floor:

Communal Entrance Hall with lift and stairs to the third floor, also leading to the lower ground floor providing access to the rear car park.

Third Floor:

Landing:

Private Hall with storage cupboard housing hot water cylinder.

Open Plan Living Room and Kitchen - 6.43m x 5.39m (21'1" x 17'8") two windows overlooking Bank Square and the Promenade beyond.

Bedroom 1 - 3.76m x 2.6m (12'4" x 8'6")

Bedroom 2 - 3.58m x 1.93m (11'8" x 6'3")

Bathroom - 1.98m x 2.59m (6'6" x 8'6") overall

Outside: Communal gardens and a driveway from Bank Square with electrically operated, remote controlled gates leading to secure parking and space number 30 allocated to this apartment. There is a security door from the car park providing direct access to the lower ground floor communal hall and lift or stairs to the third floor.



Tenure: Leasehold for the residue of a term of 99 years from 4th December 2002 subject to a peppercorn ground rent.

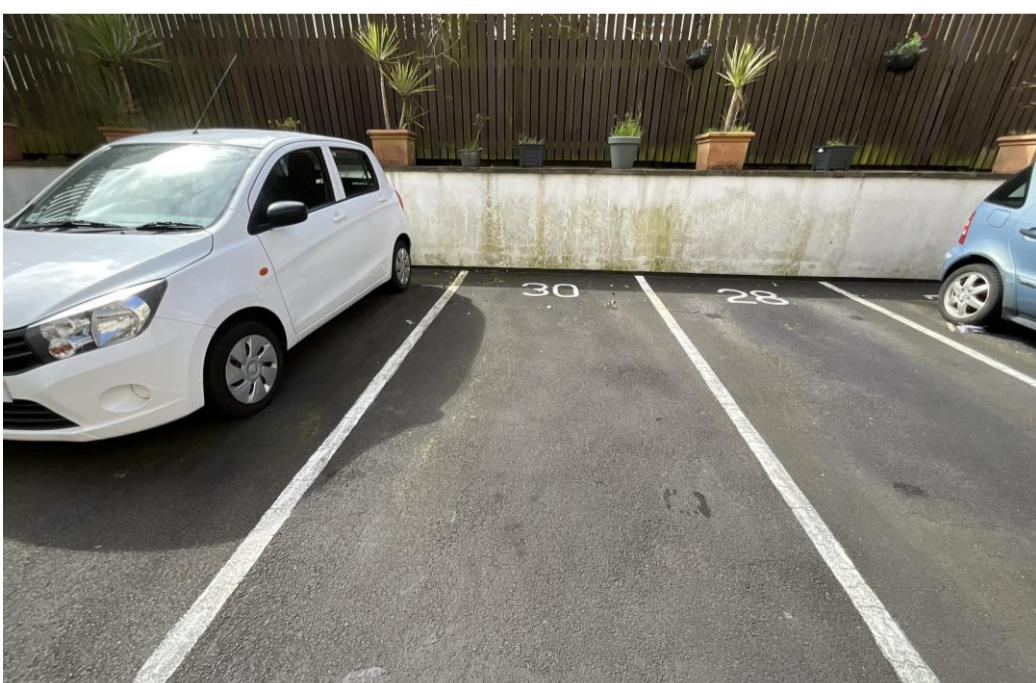
Service Charge: There is a service charge of £137.63 (£1,651.56 per annum) as of April 2024. This includes a contribution towards window cleaning; gardening; communal electricity; lift maintenance and insurance; fire alarm maintenance; electric gates maintenance; building insurance and management fee etc. Managed by Redwing.

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

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

Mobile Phone Signal: Check signal strengths here: <https://www.signalchecker.co.uk/>

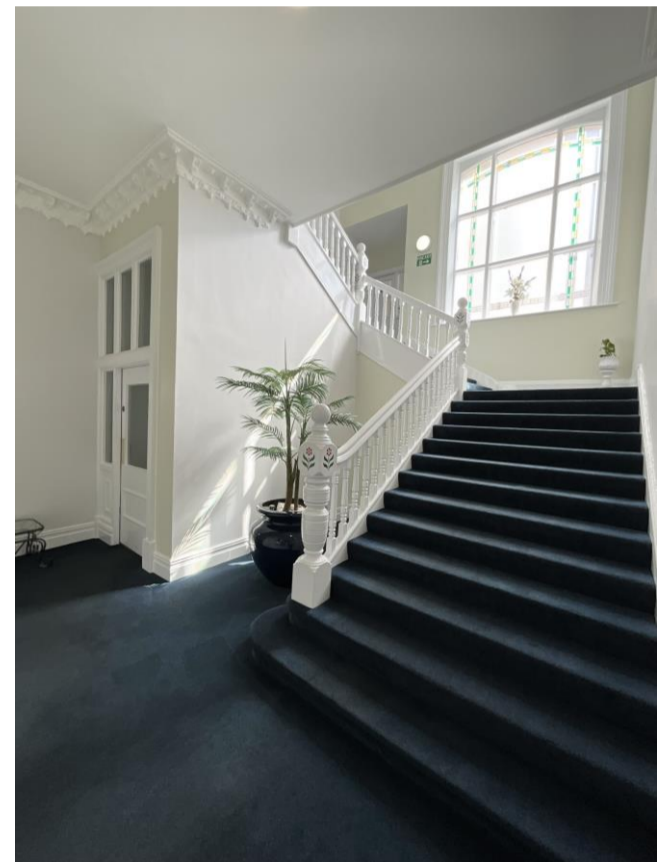
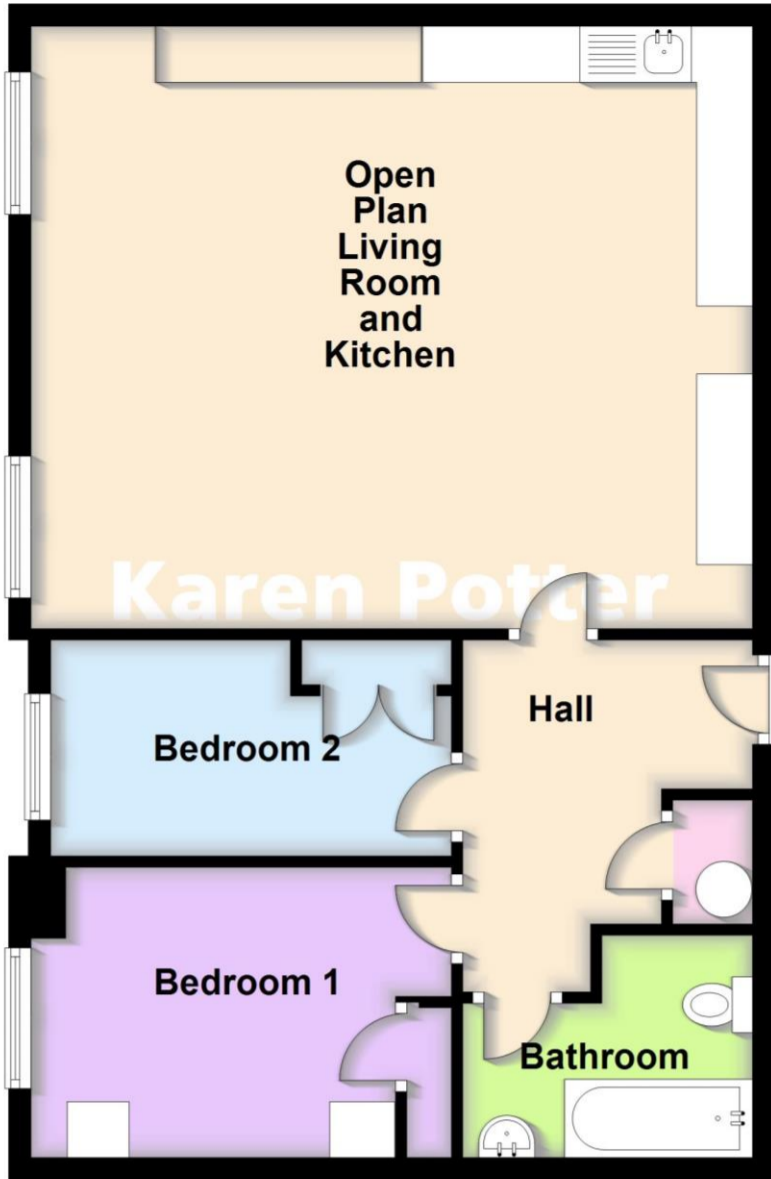
Broadband: Check the availability here: <https://labs.thinkbroadband.com/local/index.php>



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Third Floor

Approx. 64.8 sq. metres (697.0 sq. feet)



Total area: approx. 64.8 sq. metres (697.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	54	
(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.



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