




Percival Court

Lord Street, Southport, PR8 1QD



-  Retirement Apartment – Over 60's
-  One Double Bedroom
-  Second Floor Position – Lift Access

-  Town Centre Location
-  Some General Updating Required
-  Inspection Recommended

Price: £60,000 Subject to Contract

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





An early inspection is recommended of this well planned, purpose built, second floor retirement apartment offering views across Lord Street and occupying a prime location within the town centre and its many excellent amenities.

The apartment is installed with upvc double glazing and electric heating on the Economy 7 tariff and comprises Hall with mirrored storage cupboards, Lounge-Dining Room, Kitchen, double Bedroom and Shower Room.

There are a range of communal facilities within the development including a Laundry; Guest accommodation (subject to availability and booking fee) and a Residents' Lounge.

The sale of the apartments are specifically to residents over the age of 60 and there is the benefit of alarm units within the apartment (plus an alarm pendant) to call the House Manager or a careline centre.



Ground Floor:

Communal Entrance

Intercom controlled entry with stairs or lift to all floors

Second Floor:

Hall

Lounge-Dining Room - 6.22m into bay x 3.1m (20'5" x 10'2")

Kitchen - 2.29m x 2.21m (7'6" x 7'3")

Bedroom - 3.81m x 2.69m (12'6" x 8'10")

Shower Room - 2.08m x 2.03m (6'10" x 6'8")

Additional Information: 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 and if they need any sort of care, that a care package is in place. The House Manager is in attendance Monday to Friday 9am - 5pm. There are out of hours emergency call lines to a Care Centre.

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

Tenure: Leasehold for a residue term of 125 years from 01/01/1988 with a ground rent of £135.

Service Charge: We have been informed there is an annual service charge as a contribution towards the cost of window cleaning, cleaning and lighting of the communal areas, sinking fund, lift maintenance, Manager's wages, management fees, upkeep of grounds and laundry. The current charge (2024) amounts to £2,873.52 per annum.

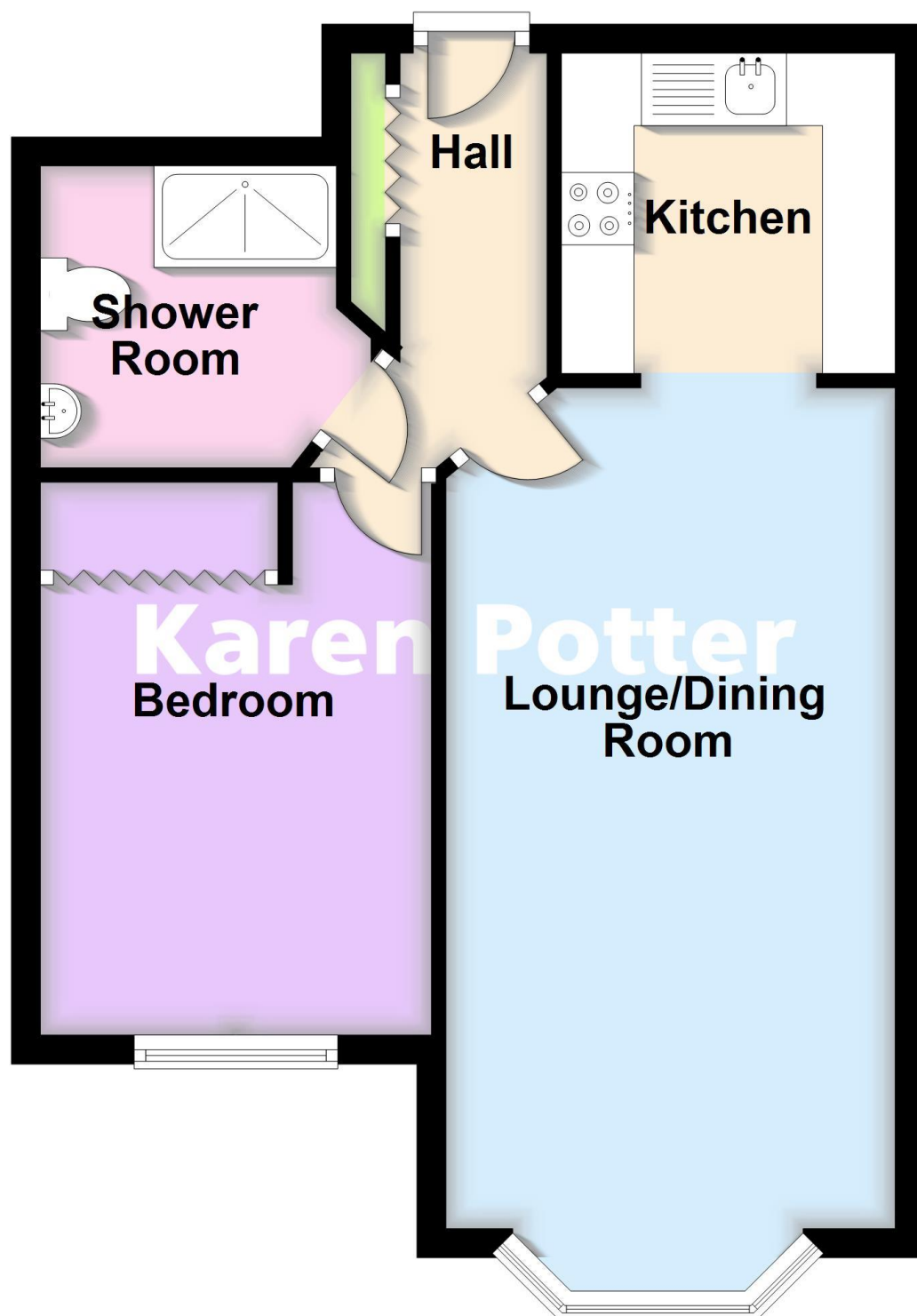
NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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Second Floor

Approx. 42.6 sq. metres (458.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	83
England, Scotland & Wales		EU Directive 2002/91/EC

Total area: approx. 42.6 sq. metres (458.1 sq. feet)

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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