



-  Retirement Apartment
-  Ground Floor Position
-  Double Bedroom

-  In Need of Modernisation
-  For Residents Over 60 Years Of Age
-  Inspection Highly Recommended

Price: £35,000 Subject to Contract

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





This ground floor retirement apartment, with private entrance, overlooking the front garden and occupying an excellent location within the town centre of Southport, is in need of modernisation. Within easy access of Lord Street shopping boulevard and the Promenade, this property is not to be missed!



Each apartment is double glazed and heated on the Economy 7 lower tariff, comprising an Entrance Hall, Living Room, Kitchen, one Bedroom and Shower Room. Excellent communal facilities and House Manager. For the retired who are over the age of 60.



Ground Floor:

Communal Hall

With lift access to each floor.

Private Hall

Living Room - 4.48m x 3.24m (14'8" x 10'7")

Kitchen - 2.21m x 1.67m (7'3" x 5'5")

Bedroom - 3.48m x 2.65m (11'5" x 8'8")

Bathroom - 2.02m x 1.61m (6'7" x 5'3")

Outside

The development has lawned communal gardens. Residents parking available on a first come, first served basis

Council Tax

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

Tenure

Leasehold for a residue period of 99 years from 1st September 1984 with a yearly ground rent of £439.86.

Service Charge

The current service charge amounts to £4,065.52 per annum as a contribution towards the buildings insurance, garden maintenance, window cleaning, use of communal laundry, heating, lighting and cleaning of the communal areas and emergency system, lift maintenance and repair, house manager and sinking fund. (as of September 2024)

Mobile Phone Signal

Check signal strengths by clicking this link:
<https://www.signalchecker.co.uk/>

Broadband

Check the availability by clicking this link:
<https://labs.thinkbroadband.com/local/index.php>
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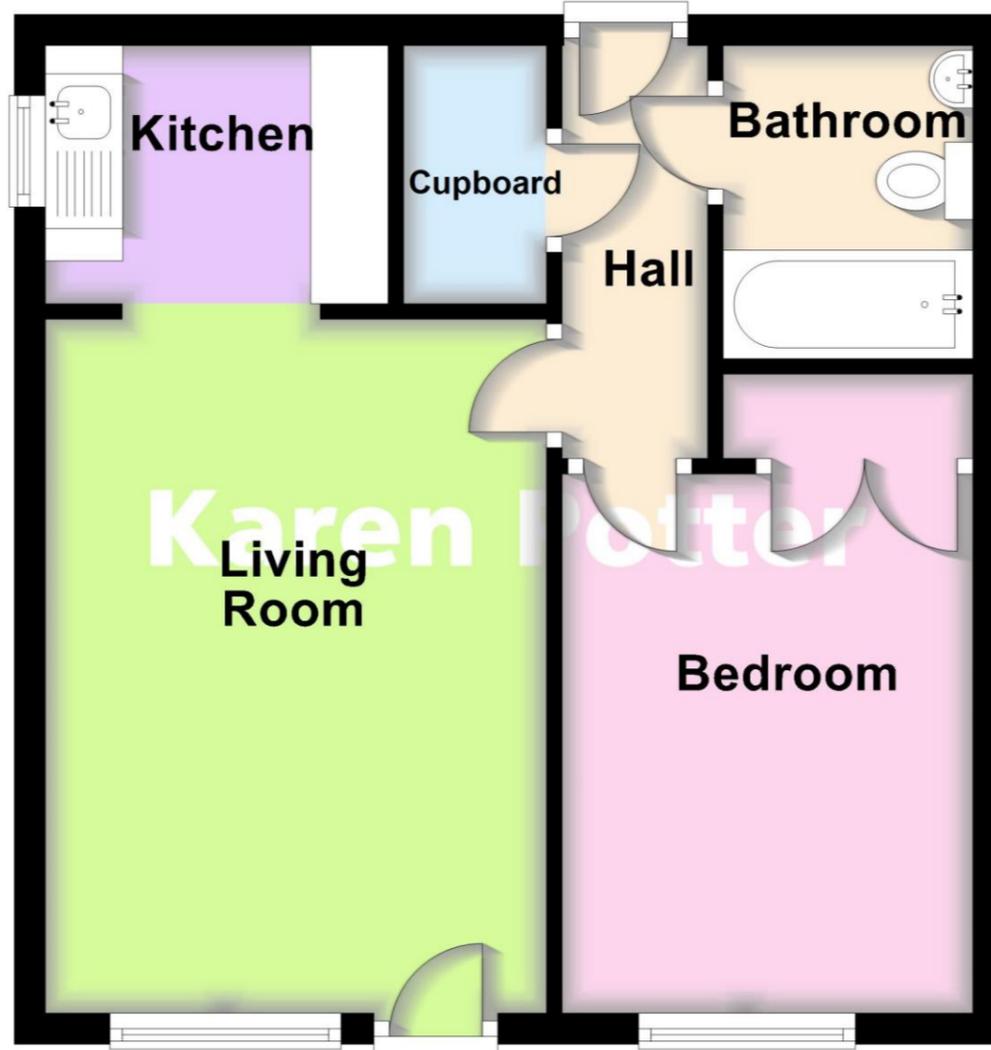
We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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Ground Floor

Approx. 37.4 sq. metres (403.0 sq. feet)



Total area: approx. 37.4 sq. metres (403.0 sq. feet)

EPC AWAITED

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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