



Hoghton Street,
Southport, PR9 0PY
Price: £30,000 Subject to Contract

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 (A)

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>

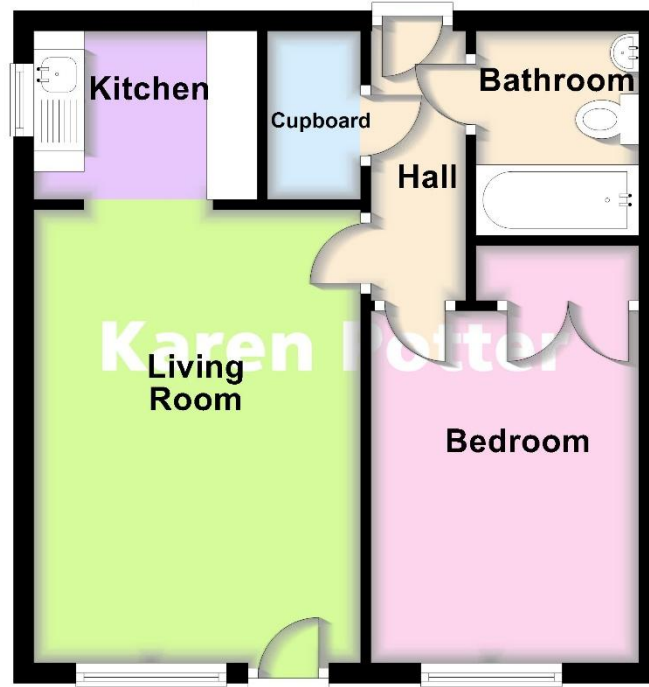
NB:

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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Ground Floor

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



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	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	