



-  Retirement Flat – Over 60's
-  75% Shared Ownership
-  2nd/Top Floor Position – Lift Access

-  One Double Bedroom
-  Modern Shower Room
-  Inspection Recommended

Price: £59,950 Subject to Contract

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





Occupying a second/top floor position in this retirement development for the over 60's, this well presented flat is offered for sale under the shared ownership scheme, representing a 75% share.

Accessed via stairway or lift, the double glazed and electrically heated flat briefly comprises: Hall, Lounge/Dining Room with Balcony off, Kitchen, double Bedroom and modern Shower Room.

The development stands in well maintained communal gardens and parking is available in the residents car park.

Sunnyside Court is located on the corner of Avondale Road, Saunders Street and Knowsley Road, well placed for accessing the promenade and the amenities of Southport town centre.



Ground Floor:

Communal Entrance - with staircase & lift to all floors

Second Floor:

Hall

Lounge/Dining Room - 4.9m x 3.43m (16'1" x 11'3")

Kitchen - 4.9m x 1.7m (16'1" x 5'7")

Bedroom - 5.23m x 2.79m (17'2" x 9'2")

Shower Room - 2.21m x 1.75m (7'3" x 5'9")

Outside: The development stands in well maintained communal gardens and parking is available in the residents car park.

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

Tenure: Leasehold with a residue term of 99 years from October 1992. No ground rent is payable.

Service Charge: We are advised the service charge is £145.75 per month which is payable to Redwing. This includes buildings insurance, cleaning, lighting of communal areas, gardening and window cleaner.

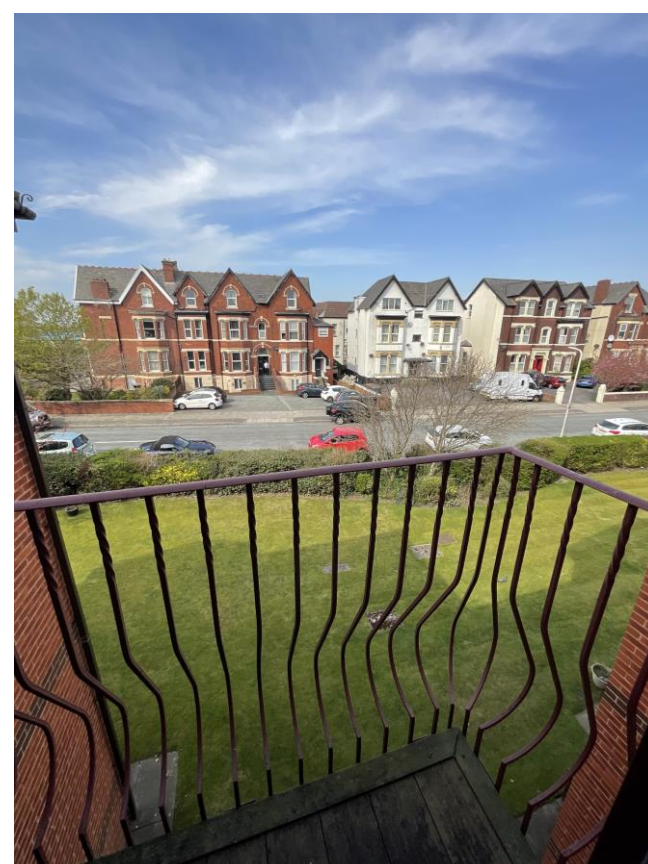
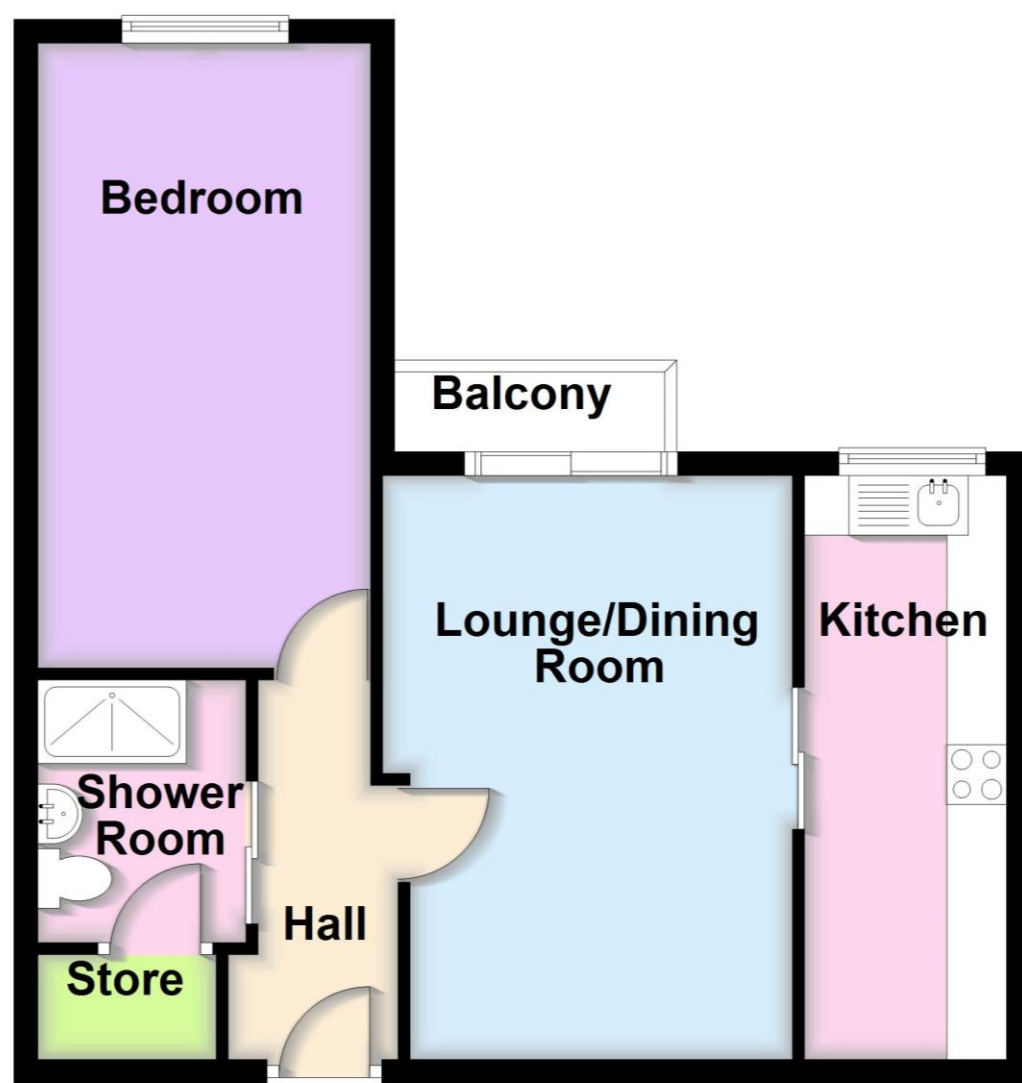
Broadband: Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

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

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Second Floor

Approx. 49.9 sq. metres (537.2 sq. feet)



Total area: approx. 49.9 sq. metres (537.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	74
(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.



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