

£84,000

Subject to contract





Occupying a ground 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.

Offered for sale with no onward chain, the double glazed and electrically heated flat briefly comprises: Hall, Living Room with private Patio off, Kitchen, two Bedrooms and a Bathroom.

The development stands in well maintained communal gardens and parking is available in the residents car park on a first come, first served basis.

St Pauls Mansion occupies a generous plot on the corner of St Pauls Street and St Pauls Square, well placed for accessing the amenities of Southport town centre.



Ground Floor

Approx. 54.4 sq. metres (585.6 sq. feet)



Total area: approx. 54.4 sq. metres (585.6 sq. feet)



Ground Floor:

Communal Entrance

Private Hall

Living Room - 4.24m x 3.07m (13'11" x 10'1")

Kitchen - 4.24m x 1.78m (13'11" x 5'10")

Bedroom 1 - 4.83m x 2.64m (15'10" x 8'8")

Bedroom 2 - 2.92m x 2.11m (9'7" x 6'11")

Bathroom - 2.64m x 1.8m (8'8" x 5'11")

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

Shared Ownership: The property is sold on a 75% shared ownership basis. No rent is payable on the remaining 25%. Conditions: Please note there is an age restriction in place and residents must be a minimum of 60 years of age. The lease requires the residents meet the minimum age limit and they are capable of living an independent life, to ensure these terms are met and in order to consent to an assignment of the lease, prospective purchasers need to apply to the managing agents.

Tenure: Leasehold for a residue term of 99 years from 20th August 1996. No ground rent is payable. Service Charge: We are advised the service charge is £129.98 per month which is payable to Redwing. This includes buildings insurance, cleaning, lighting & heating 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/>

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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