



**Karen
Potter** THE
ESTATE
AGENT

Parkside Court,
Park Road,
Southport, PR9 9JX

£79,950

Subject to contract





Overlooking Hesketh Park, this particularly well presented, ground floor retirement apartment for the over 60's has been greatly improved and must be viewed to be fully appreciated.

In the opinion of the Agents, the development offers well planned, easily managed accommodation which comprises: Private Hall, Front Living Room with Private Entrance Door, Fitted Kitchen, double Bedroom with built in wardrobe and Bathroom.

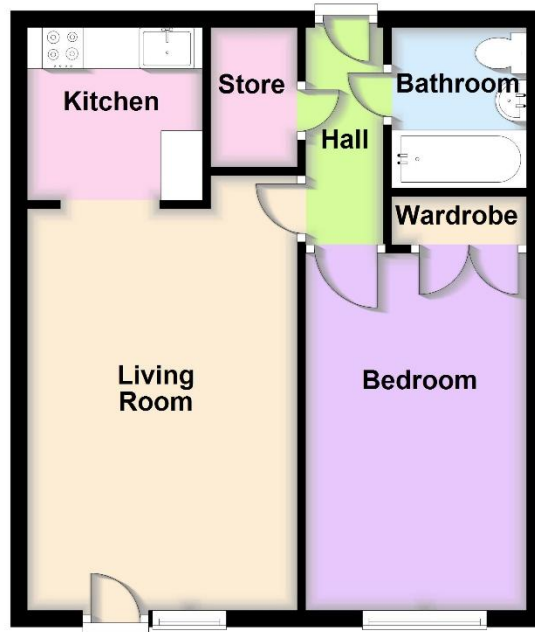
There is an alarm call system providing 24 hour support. Residents must be aged 60 and over and the development benefits from a Communal Lounge, Laundry, on site Manager and a Guest Bedroom (subject to cost) available for visiting relatives.

Parkside Court stands on Park Road near to the junction of Albert Road, within easy reach of Hesketh Park, Southport town centre, the sea front and marine lake.



Ground Floor

Approx. 42.8 sq. metres (460.2 sq. feet)



Total area: approx. 42.8 sq. metres (460.2 sq. feet)



Private Entrance:

A block paved pedestrian pathway leads from the front of the development across the lawned communal gardens to the private patio and entrance door to the subject apartment.

Communal Entrance Hall:

Entry by way of entry-phone system, Manager's office.

Ground Floor:

Hall

Living Room - 5.26m x 3.28m (17'3" max x 10'9")

Kitchen - 2.13m x 2.08m (7'0" x 6'10") Bedroom - 4.32m x 2.67m (14'2" x 8'9")

Wardrobe

Bathroom - 1.96m x 1.63m (6'5" x 5'4")

Store

Outside:

There are communal gardens adjoining the development and resident parking to the rear, communal seating areas and drying area/washing lines.

Communal Facilities:

There is an onsite house manager available between 8am and 4:15pm Monday to Thursday and every other Friday, a resident's lounge, guest room and laundry room. Car parking is available on a first come, first served basis.

Tenure:

Leasehold for the residue of a term of 86 years, lease expiry 1/1/2112.

Service Charge: We are advised the service charge currently amounts to £2,813.60 annually, paid quarterly of £703.40 which includes the annual water rates to the flat is a contribution towards the general repairs, Manager's salary, communal services (cleaning windows, cleaning of communal areas, garden maintenance, electricity charges for the communal areas, general maintenance and professional services management fees, auditing etc).

Council Tax:

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

Note:

Buyers must be 60 years of age or over. In the case of a couple, one party must be 60 years or over and the other over 55. Pets are allowed at the discretion of the management company (small animals only).

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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