



Stirling Court, St Clair Drive  
Churchtown, Southport, PR9 7LF  
**Price: £75,000** Subject to Contract

No Chain - An early inspection is highly recommended of this purpose built, ground floor apartment, forming part of a popular retirement development for the over 60's, located immediately adjacent to Churchtown Village.

The double glazed accommodation briefly comprises Private Hall, Living Room with French door to private patio area and communal gardens beyond, fitted Kitchen, double Bedroom and refitted Shower Room.

The development stands in established and well maintained grounds, which are an outstanding feature, with a car park to the side.

There is a part time Manager with communal facilities including a Residents' Lounge, lift to all floors, Laundry, Guest Suite (subject to availability and a charge) and out of hours emergency facilities.

St Clair Drive is located off Manor Road adjacent to the many amenities of Churchtown Village together with the Botanic Gardens and public transport facilities to the town centre.



**Ground Floor:**

**Hall-** with two stores

**Living Room** - 4.30m (14'1") x 3.57m (11'8")

**Kitchen** — 2.65m (8'8") x 2.46m (8'1")

**Bedroom** - 5.35m (17'7") x 2.63m (8'8") plus door recess

**Shower Room-** 2.46m (8'1") x 1.72m (5'8")

**Outside:**

The development stands in established and well maintained grounds, which are an outstanding feature, with a car park to the side.

**Council Tax:**

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

**Tenure:**

Leasehold- Lease Expiry- 1/11/2118 (92 years)

Service Charge- £2,220, Ground Rent- £514.26

**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.

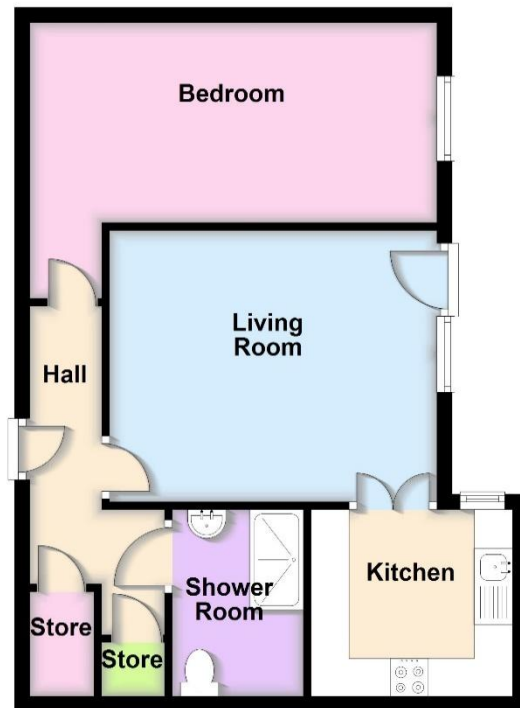
**Note:**

In accordance with the Estate Agents Act 1979, we confirm the owner of this property is connected to a member of staff of Karen Potter Ltd.

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## Ground Floor

Approx. 49.8 sq. metres (536.4 sq. feet)



Total area: approx. 49.8 sq. metres (536.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	