



**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 for the residue of a term of 125 years from 1st November 1993, subject to ground rent of £514.26

Service Charge:

There is a service charge of £2,220 per annum, as a contribution towards the building insurance premium, water rates, House Manager's flat and wages, communal cleaning windows, gardeners, decorating fund, maintenance charges, electric for communal internal and external areas etc

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.

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	