



Homesands House, Park Road
Southport, PR9 9JU
Price: £50,000 Subject to Contract

AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED of this well presented, purpose built, second/top retirement flat offered for sale with no onward chain and conveniently located for access to local shops, Hesketh Park, the Promenade and Southport town centre.

The flat offers easily managed accommodation installed with Economy 7 low tariff electric heating and upvc double glazing briefly comprising Private Hall with storage cupboard, Lounge/Dining Room, modern fitted Kitchen, double Bedroom with built in wardrobe and Shower Room. There is a range of communal facilities within the development including a Laundry; Guest accommodation (subject to availability and booking fee) and a Residents' Lounge.

The sale of the flat is specifically to residents over the age of 60 and there is the benefit of a House Manager or, out of hours, a central care-line centre.

Homesands House is located to the corner of Park Road and Queens Road adjacent to Hesketh Park. There are established communal gardens to the front and rear.



Second Floor:

Hall

Lounge/ Dining Room - 5.33m x 3.2m (17'6" x 10'6")

Kitchen - 2.16m x 1.57m (7'1" x 5'2")

Store

Bedroom - 4.29m x 2.64m (14'1" x 8'8")

Wardrobes

Shower Room - 2.03m x 1.63m (6'8" x 5'4")

Outside:

There are established communal gardens to the front and rear together with residents parking facilities (by arrangement with the House Manager and subject to availability).

Council Tax:

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

Tenure:

Leasehold- Lease Expiry- 1/9/2082 (56 years)

Service Charge- £3,680

Ground Rent- £427.06

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:

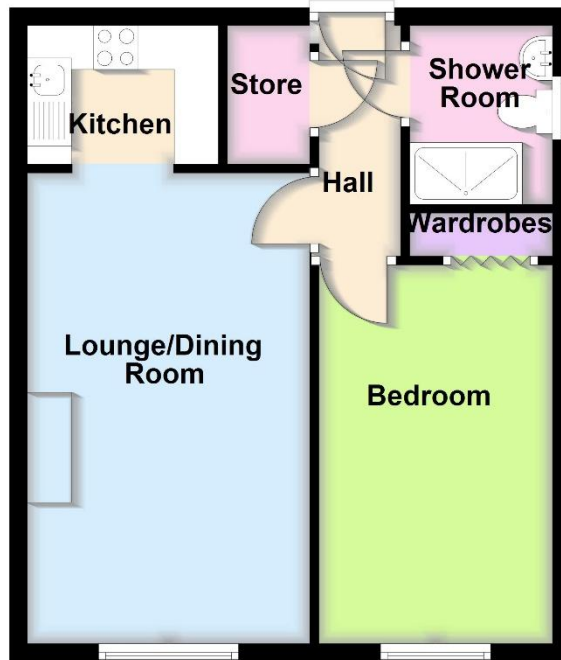
We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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Second Floor

Approx. 41.8 sq. metres (450.3 sq. feet)



Total area: approx. 41.8 sq. metres (450.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	75
(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	