



## 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 for the residue of a term of 99 years from 1st September 1983, subject to an annual ground rent of £427.06

**Service Charge:**

There is a service charge as a contribution towards the buildings insurance premium, cleaning, lighting and heating of the communal areas, House Manager, Care Line (emergency call system), gardening, window cleaning, managing agent's fees, lift and general maintenance. We hold confirmation that the current service charge amounts to £3,680 per annum.

**Mobile Phone Signal**

Check signal strengths by clicking this link:

<https://www.signalchecker.co.uk/>

**Broadband**

Check the availability by clicking this link:

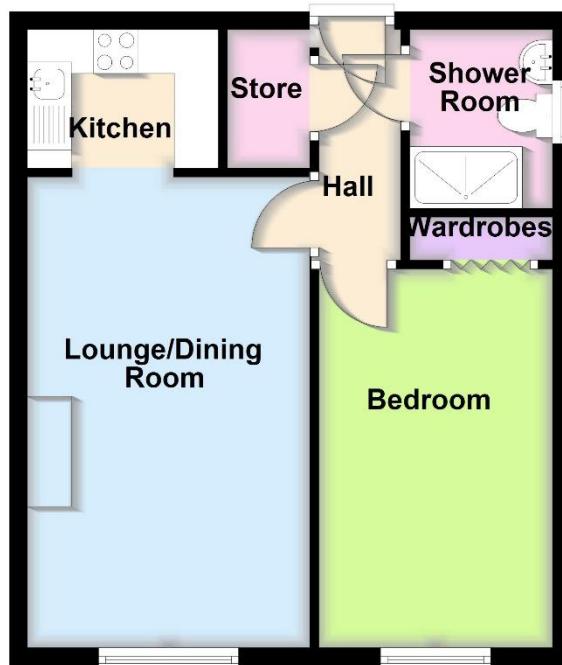
<https://labs.thinkbroadband.com/local/index.php>

**NB:**

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

## 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	