

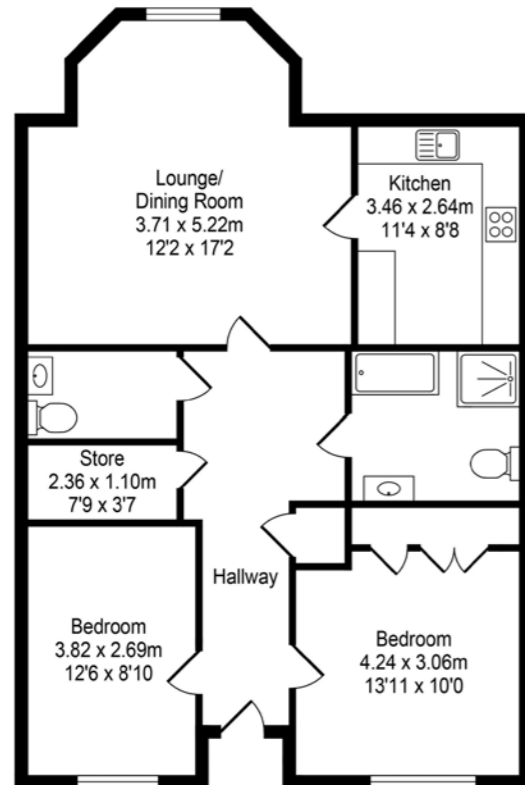


Ormskirk: 01695 570102
 Standish: 01257 422228
 arnoldandphillips.com

Chorley: 01257 241173
 Southport: 01704 778668

Total Approx. Floor Area 928 Sq.ft. (86.17 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Approx. Floor Area 928 Sq.Ft (86.17 Sq.M.)



Tenure: We are advised by our client that the property is Leasehold
 Council Tax Band: D

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



Arnold & Phillips are pleased to bring to market an opportunity to acquire this well-presented and spacious two-bedroom fourth floor apartment, residing within the highly regarded Forum Court on Lord Street, Southport.

Offered to the over sixties - 'Forum Court' is situated in heart of the town centre and one of is highly thought of. Comprising 59 apartments over six floors, this development provides 'sheltered housing' for residents who wish to maintain their independence and to live in their own home for as long as possible with the knowledge and security of a 24-hour Manager on the premises.

There are a wide range of services offered within the development including laundry, maintenance personnel, daily checks, alarm call systems and 24-hour House Manager. In addition to the private accommodation there is a communal lounge and dining room and function room, waitress served midday meal is available at a modest cost.

The development which is conveniently located on Lord Street with the many shops, amenities, restaurants and splendour of Lord Street's famous boulevard, offers secure intercom access leading to the communal entrance hall. A Managers office, lift and stairs to upper floors, communal dining room, sitting room and delightful conservatory with aspects over the gardens are all provided.

The property enjoys two spacious bedrooms both of which enjoy a pleasant outlook. Centrally resides a well-appointed family bathroom providing bath, WC, vanity wash hand basin and separate shower cubicle with an additional WC residing opposite. The front of the property enjoys a fully fitted kitchen which provides an array of wall, base and tower units, featuring a range of integrated appliances and contrasting work-surfaces. The main dining lounge is bay fronted and bathed in natural light, providing generous living proportions.

Extending to a generous 928 square feet of living accommodation and residing conveniently within a popular development along Lord Street, internal inspection is highly advised to fully appreciate all on offer within this stylish apartment.





KEY FEATURES

- Well Presented Apartment
- Two Spacious Bedrooms
- Circa 928 Square Feet
- Good Sized Lounge
- 24 Hour House Manager
- Communal Lounge and Dining Room
- Town Centre Location







