



# Osborne Court, Port Sunlight

£150,000



**LESLEY HOOKS**  
ESTATE AGENTS







Set in the heart of the award-winning and historic village of Port Sunlight, this first-floor luxury two-bedroom retirement flat offers the ideal blend of independence, comfort, and peace of mind – the perfect place to enjoy your golden years. From the moment you step inside, you'll be greeted by a spacious hallway complete with a handy walk-in storage cupboard – perfect for keeping things neat and organised. The light-filled lounge features a charming fireplace and large bay window, creating a cosy yet elegant space to relax or entertain. From here, step into the modern kitchen breakfast room, fully equipped with an integrated washing machine, eye-level oven, and a four-ring electric hob – ideal for cooking up your favourite meals with ease. There are two generously sized double bedrooms, offering plenty of space and flexibility. The master bedroom boasts a superb walk-in wardrobe, providing excellent storage and a touch of luxury. A well-designed wet room completes the living space, offering both practicality and ease of access. Designed with lifestyle and convenience in mind, this development includes beautifully landscaped gardens, a communal lounge, and an on-site restaurant, perfect for those times you'd rather not cook. A weekly cleaner, gardener, and parking are all included, along with the peace of mind provided by a 24/7 on-site manager, a secure gated entrance, and an emergency call system available in every room. Accessibility is a top priority – with no internal steps, conveniently placed switches and sockets, and wheelchair-friendly flooring throughout. The building also features both lifts and a stair lift to the first floor, ensuring ease of movement at all times. Whether you enjoy your privacy or prefer a more social lifestyle, this community offers the freedom to choose. There's even a guest suite available to hire for visiting friends or family, and pets are welcome (subject to conditions). Blending modern luxury with timeless charm, these apartments have been thoughtfully designed to harmonise with the village's unique character. With shops and transport links nearby, you'll have everything you need right on your doorstep. This is retirement living at its very best – secure, stylish, and surrounded by a vibrant community and picturesque scenery. Don't miss the chance to make this exceptional flat your new home. Enquire today to discover more! Council tax band D. Leasehold property subject to a monthly service charge of £821.66 and there are 101 years left on the lease. If you receive Attendance Allowance (not means tested) this can help off set some of the maintenance cost.



#### **Hallway**

17'6" (5.33m) x 4'5" (1.35m)

#### **Store Cupboard**

4'10" (1.47m) x 3'3" (0.99m)

#### **Lounge**

15'3" (4.65m) x 11'1" (3.38m)

#### **Kitchen Breakfast Room**

10'8" (3.25m) x 8'0" (2.44m)

#### **Bedroom One**

12'8" (3.86m) x 10'10" (3.3m)

#### **Walk in Wardrobe**

7'2" (2.18m) x 4'10" (1.47m)

#### **Bedroom Two**

12'8" (3.86m) Max x 10'7" (3.23m) Max

#### **Wet Room**

8'3" (2.51m) x 8'1" (2.46m)











GROUND FLOOR  
733 sq.ft. (68.1 sq.m.) approx.



TOTAL FLOOR AREA: 733 sq.ft. (68.1 sq.m.) approx.  
\*These areas are for information only and do not constitute a guarantee of accuracy. They are based on the best available information. It is recommended that you obtain a professional valuation of the property before purchasing. The actual area may vary slightly from the above. The actual area may vary slightly from the above. The actual area may vary slightly from the above.

### Contact Us:

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Disclaimer: Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order of fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures and fittings. Please note: if you are buying a leasehold property, please ensure that all details and conditions of the lease are checked with your solicitor prior to you incurring any costs as additional fees could be incurred for items such as leasehold packs.