



**Flat 35, Percival Court**  
**Lord Street, Southport PR8 1QD £70,000**  
**'Subject to Contract'**

This well-appointed third-floor retirement apartment offers an exceptional lifestyle opportunity for residents aged 60 and over, set in a prime town centre location. Beautifully presented throughout, the accommodation includes a bright and spacious lounge/diner with open plan layout, leading to a modern fitted kitchenette. The property features a generous double bedroom complete with built-in wardrobes, a welcoming hallway with integrated storage, and a contemporary shower room with stylish fixtures. Designed with comfort and convenience in mind, the apartment is equipped with emergency alarm units for added peace of mind. Residents benefit from a range of on-site facilities including: A House Manager's Office, Residents' Lounge with Kitchenette, Guest Suite for Overnight Visitors & Laundry Room. The development just moments from an abundance of shops, amenities, and public transport links located on Lord Steet and the Town Centre. This is town centre retirement living at its finest.

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*Southport's Estate Agent*



## Communal Entrance

Intercom-controlled secure entry system with stairs and passenger lift providing access to all floors.

## Third Floor

### Private Entrance Hall

Audio and visual entry phone system and emergency pull cord system. Vanity mirrored folding doors open to a useful built-in wall cupboard with hanging rail and shelving, also housing the hot water cylinder. Loft access. Door leading to:

**Lounge/Diner** – 5.74m x 3.12m (18'10" x 10'3" overall measurements)  
UPVC double glazed window. Coal-effect electric fire with marble interior, hearth and wooden surround. Wall light points and emergency pull cord. Night storage heating. Archway leading to:

**Kitchenette** – 2.11m x 2.06m (6'11" x 6'9")

Modern fitted kitchen comprising a range of cream base and wall units with cupboards, drawers and complementary working surfaces, with under-unit lighting. Circular single bowl sink unit with mixer tap and drainer. Four-ring ceramic hob with concealed extractor over, electric oven, eye-level microwave and space for a freestanding fridge freezer. Part-tiled walls and tiled-effect vinyl flooring.

**Bedroom One** – 3.78m x 2.67m (12'5" to rear of wall cupboard x 8'9")  
UPVC double glazed window. Fitted wardrobe and additional built-in cupboard with integrated bedside table. Wall light points and emergency pull cord.

**Shower Room/WC** – 2.18m x 2.08m (7'2" x 6'10")

Modern three-piece suite comprising vanity wash hand basin with cupboards below, low-level WC and mixer tap, with vanity mirror over. Separate step-in shower enclosure with glazed screen and electric shower. Fully tiled walls and emergency pull cord.

### Additional Information

The minimum age for occupants is 60 years, however, if there is a partner then the partner must be over the age of 55. Occupants must demonstrate they are fit for independent living and if they need any sort of care, that a care package is in place. The House Manager is in attendance Monday to Friday 9am-5pm. There are out of hours emergency call lines to a care centre.

### Service Charge

We have been informed there is an annual service charge as a contribution towards the cost of window cleaning, cleaning and lighting of the communal areas, sinking fund, lift maintenance, managers wages, management fees, and up keep of the grounds and laundry. The current service charge is payable in the region of £2,873.52 per annum (subject to formal verification).

### Council Tax

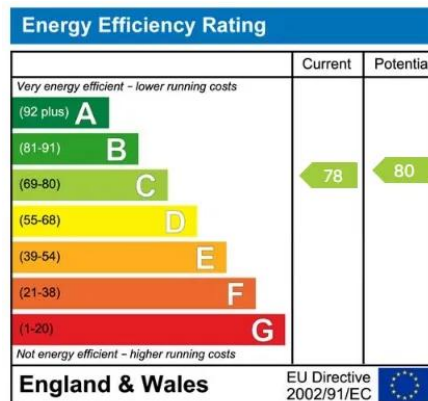
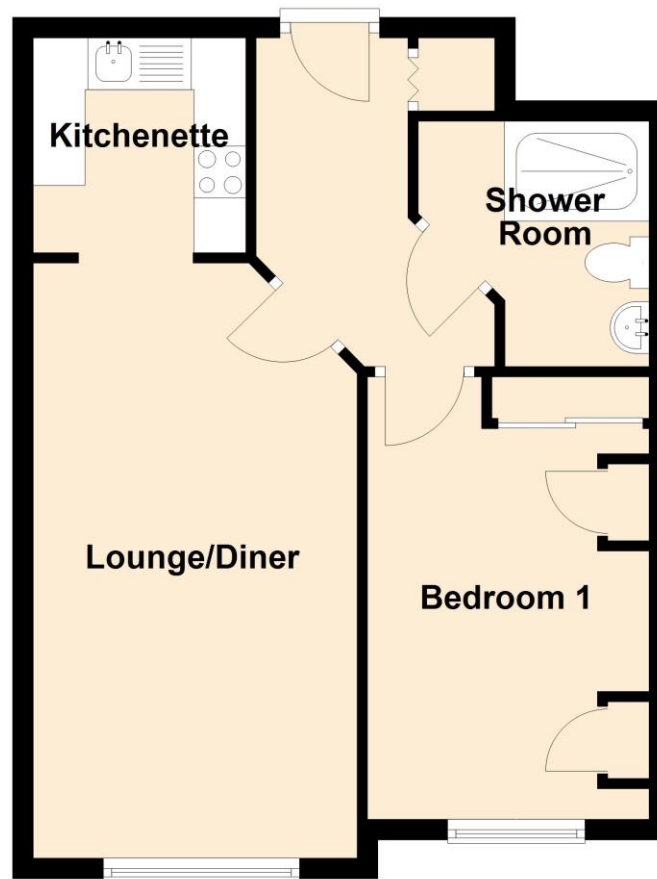
Sefton MBC Band C

### Tenure

Lease hold for the residue term of 125 years from the 1st January 1988 with a ground rent payable of £135 per annum.



## Third Floor



Chris Tinsley Estate Agents confirm that they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.