



**Apartment 34, Forum Crt  
Lord Street, Southport, PR8 1JP, £130,000  
'Subject to Contract'**

Forum Court is a prestigious, well regarded development offering 'very sheltered' housing, designed to enable retired buyers to retain their independence and to live in their own homes for as long as possible. This apartment is situated on the third floor and enjoys delightful views from the lounge and kitchen over Lord Street and the Southport Town Centre. There is a communal entrance with entry phone system, house manager's office, resident's lounge, dining room and conservatory, and lifts lead to the third floor. The centrally heated and double glazed accommodation briefly includes; a private entrance hall with walk in store room, store cupboard and WC, lounge with bay window overlooking Lord Street, breakfast kitchen with a range of built in appliances, two bedrooms one with wardrobes and a wet room. **NO CHAIN DELAY.**

## Communal Entrance

Video entry system provides access to the communal entrance hall where there is a residents lounge and conservatory sitting area, house managers office and stairs and lift to all floors.



## Third Floor

### Private Entrance Hallway

'Chubb' entry phone unit, useful cupboard and large walk-in cupboard.

### Lounge/Dining Room

5m x 4.37m (16'5" into bay x 14'4")  
Double glazed bay window overlooking Lord Street. Emergency pull cord. Door leading to...



### Kitchen

3.05m x 2.54m (10'0" x 8'4")  
Double glazed window overlooking Lord Street, with a single drainer with one and half bowl stainless steel sink unit and mixer tap below. A range of base units with cupboards and drawers, wall cupboards and working surfaces. Four ring ceramic hob with cooker hood above and split level one and a half electric oven, integrated fridge freezer and dishwasher. Emergency pull cord.

### Bedroom 1

5.61m x 3.02m (18'5" overall maximum measurement x 9'11")  
Built in wardrobes with mirrored sliding doors, double glazed window and emergency pull cord.



### Bedroom 2

3.81m x 2.51m (12'6" x 8'3")  
Double glazed window and emergency pull cord.

### Wet Room

2.26m x 2.39m (7'5" x 7'10")  
Pedestal wash hand basin, low level WC, level entry shower enclosure with electric shower, radiator, part tiled walls and emergency pull cord.

### WC

1.83m x 1.22m (6'0" x 4'0")  
Wash hand basin, low level WC, part tiled walls, extractor and emergency pull cord.



## Outside

Communal gardens, gated car parking available on a first come basis.

## Service Charge

£785.90 monthly.

## Tenure

Leasehold for 125 years from 1 January 1995, peppercorn ground rent.



## Transfer Fee

We confirm that there will be a transfer fee payable to RSL (Retirement Security Ltd) each time an owner sells on, or transfers ownership of their dwelling. This is a transferred premium, the calculation of the transfer premium is based on when the transfer takes place as follows:

Up to one year from the first purchase or most recent transfer= 1% of the gross proceeds of sale.

Between years 1 and 2 from the first purchase or most recent transfer= 2% of the gross proceeds of sale.

For 2 years or more from the first purchase or most recent transfer= 3% of the gross proceeds of sale.



## Sheltered Housing

The concept of very sheltered housing is to enable retired people to maintain their independence and remain in their own homes as long as possible. All communal facilities and all the rooms in the flat are accessible to everyone including those using wheelchairs. The services offered at Forum Court are much greater than usually offered in sheltered housing; there is a team of duty managers, one of whom is always present on site, a team of house keeping assistances provide domestic assistance and 1 1/2 hours of domestic is included within the service charge each week. Additional assistance is available. Facilities at the development include; lounge, conservatory and dining room. A double guest suite with en-suite shower room and bathroom is available at a cost of £55 per night for one person for £65 per night for two people and this includes a light breakfast. We understand the age restriction to be 60 years.

### Third Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	86
(81-91) B		
(69-80) C		
(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	



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.