



## St Pauls Street, Southport PR8 1NB

Occupying a ground floor position in this retirement development for the over 60's, this well presented flat is offered for sale under the shared ownership scheme, representing a 75% share.

Offered for sale with no onward chain, the double glazed and electrically heated flat briefly comprises: Hall, Living Room with private Patio off, Kitchen, two Bedrooms and a Bathroom.

The development stands in well maintained communal gardens and parking is available in the residents car park on a first come, first served basis.

St Pauls Mansion occupies a generous plot on the corner of St Pauls Street and St Pauls Square, well placed for accessing the amenities of Southport town centre.



**Price: £80,000 Subject to Contract**

**Ground Floor**  
Approx. 54.4 sq. metres (585.6 sq. feet)



**Ground Floor:**

**Communal Entrance**

**Private Hall**

**Living Room** - 4.24m x 3.07m (13'11" x 10'1")

**Kitchen** - 4.24m x 1.78m (13'11" x 5'10")

**Bedroom 1** - 4.83m x 2.64m (15'10" x 8'8")

**Bedroom 2** - 2.92m x 2.11m (9'7" x 6'11")

**Bathroom** - 2.64m x 1.8m (8'8" x 5'11")

**Outside:**

The development stands in well maintained communal gardens and parking is available in the residents car park on a first come, first served basis.

**Council Tax:**

Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band (B).

**Shared Ownership:**

The property is sold on a 75% shared ownership basis. No rent is payable on the remaining 25%.

**Conditions:**

Please note there is an age restriction in place and residents must be a minimum of 60 years of age. The lease requires the residents meet the minimum age limit and they are capable of living an independent life, to ensure these terms are met and in order to consent to an assignment of the lease, prospective purchasers need to apply to the managing agents.

**Tenure:**

Leasehold for a residue term of 99 years from 20th August 1996. No ground rent is payable.

**Please Note:** In accordance with the Estate Agents Act 1979, we confirm the owner of this property was related to a member of staff of Karen Potter Ltd.

**Service Charge:**

We are advised the service charge is £129.98 per month which is payable to Redwing. This includes buildings insurance, cleaning, lighting & heating of communal areas, gardening and window cleaner.

**NB:**

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

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| Energy Efficiency Rating                                 |         |                         |
|--|---------|-------------------------|
|  | Current | Potential               |
| Very energy efficient - lower running costs<br>(92 plus) | A       |                         |
| (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 |

Karen Potter Estate Agents confirm 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 as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. If you are travelling any distance to view a property you are advised to check its availability before setting out. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.