



Stirling Court, St Clair Drive, Southport PR9 7LF

No Chain - An early inspection is highly recommended of this purpose built, ground floor apartment, forming part of a popular retirement development for the over 60's, located immediately adjacent to Churchtown Village.

The double glazed accommodation briefly comprises Private Hall, Living Room with French door to private patio area and communal gardens beyond, fitted Kitchen, double Bedroom and refitted Shower Room.

The development stands in established and well maintained grounds, which are an outstanding feature, with a car park to the side. There is a part time Manager with communal facilities including a Residents' Lounge, lift to all floors, Laundry, Guest Suite (subject to availability and a charge) and out of hours emergency facilities.

St Clair Drive is located off Manor Road adjacent to the many amenities of Churchtown Village together with the Botanic Gardens and public transport facilities to the town centre.



Price: £75,000 Subject to Contract

Ground Floor
Approx. 49.8 sq. metres (536.4 sq. feet)

Ground Floor:

Hall

Living Room - 4.29m x 3.56m (14'1" x 11'8")

Bedroom - 5.36m x 2.64m (17'7" x 8'8" plus door recess)

Store

Store

Shower Room - 2.46m x 1.73m (8'1" x 5'8")

Kitchen - 2.64m x 2.46m (8'8" x 8'1")

Outside:

The development stands in established and well maintained grounds, which are an outstanding feature, with a car park to the side.

Council Tax:

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

Tenure:

Leasehold for the residue of a term of 125 years from 1st November 1993, subject to ground rent of £514.26

Service Charge:

There is a service charge of £2,220 per annum, as a contribution towards the building insurance premium, water rates, House Manager's flat and wages, communal cleaning windows, gardeners, decorating fund, maintenance charges, electric for communal internal and external areas etc

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		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	69	
(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.