



**10 Forum Court, 80 Lord Street,
Southport, PR8 1JP
£90,000
Subject to Contract**

Forum Court is a prestigious development of 'very sheltered' housing, and designed to enable retired buyers to retain their independence and live in their own homes as long as possible. This well-presented flat is situated on the first floor with fabulous views over Lord Street and the Southport Town Centre. The centrally heated and double glazed accommodation includes; a private entrance with walk-in store room and separate Wc, lounge and breakfast kitchen with a range of built-in appliances, main bedroom with built-in wardrobes, a second double bedroom and a spacious bathroom/Wc. The facilities at Forum Court include a team of House Managers, House Keeping Assistants, a communal lounge, a conservatory, a dining room, and a guest suite. Car Parking is available on a first-come basis. An early viewing is recommended.

Communal Entrance

Entry phone system, House Managers office, Residents Lounge and Conservatory, stairs and lifts to all floors.

First Floor

Private Entrance Hall

Entry phone handset, entry phone control, linen cupboard and separate walk-in closet measuring 7'3" x 3'7" housing electrical consumer unit, hanging space and shelving. Door leads to...

Lounge - 5.23m into bay x 4.37m (17'2" into bay x 14'4")

Double-glazed windows overlooking coveted Lord Street front of development, fireplace with electric fire and emergency pull cord. Door leads to...

Breakfast Kitchen - 3.63m x 2.64m (11'11" x 8'8")

Double-glazed window overlooks Lord Street and communal gardens to front of development. Wall-mounted 'Worcester' centrally heated boiler system. A range of built-in base units include; cupboards and drawers, wall cupboards and working surfaces, one and a half bowl sink unit with mixer tap and drainer. Appliances include 'Neff' one and a half electric oven, integral fridge-freezer and washing machine. Midway wall tiling and four-ring ceramic hob with cooker hood above. Partial wall tiling and emergency pull cord. Wall mounted gas central heating boiler system.

Bedroom 1 - 3.68m to front of wardrobes x 3.02m (12'1" to front of wardrobes x 9'11")

Double bedroom with double-glazed bow-bay window to rear/communal terrace, built-in wardrobe with mirrored sliding doors, emergency pull cord.

Bedroom 2 - 3.89m x 2.59m (12'9" x 8'6")

Double bedroom with double-glazed window to front/communal terrace, emergency pull cord.

Walk-in Store - 2.21m x 1.09m (7'3" x 3'7")

Housing electrical consumer unit, hanging space and shelving.

Outside

Communal gardens and car parking on a first-come-first-served basis.

Service Charge

We understand that 'Retirement Security Limited' supervises the day-to-day running of the development and the current service charge is payable in the region of £702 per calendar month, which is reviewed annually.

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.

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.

Tenure

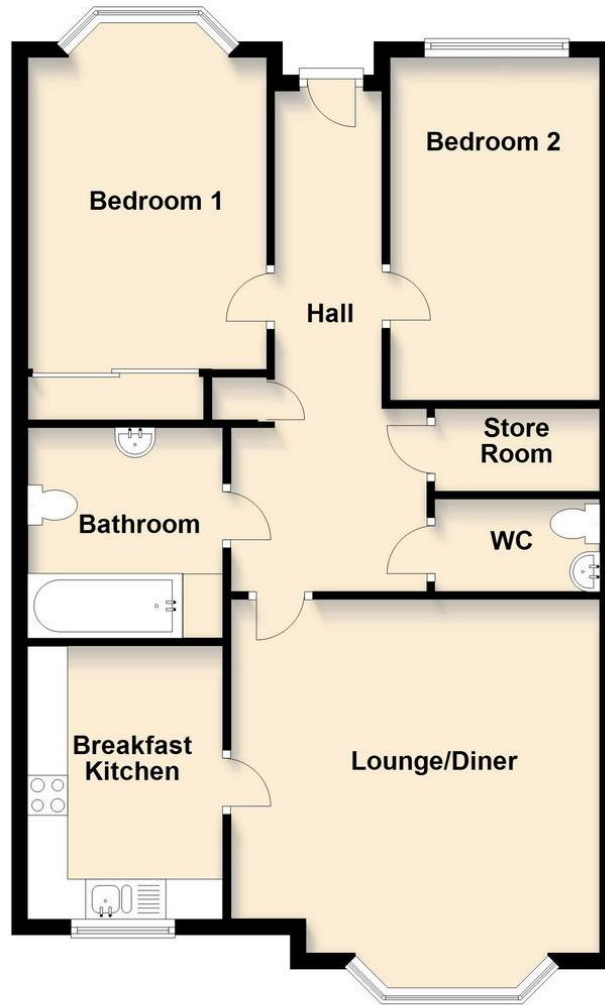
Leasehold with a remaining lease term of 125 years from 1st January 1995.

Council Tax

Sefton MBC Band D.



First Floor



Floor plans are for illustration only and not to scale
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.