



**Flat 54, Stirling Court, St Clair Drive,
Churchtown, Southport, PR9 7LF
£60,000 Subject to Contract**

An early internal inspections is essential to fully appreciate the accommodation offered by this Second Floor, one bedroom retirement flat. The newly redecorated accommodation includes, a communal entrance hall with entryphone system, passenger lift to first floor, private entrance hall with built-in storage cupboards, lounge/dining room, fitted kitchen, double bedroom with built-in wardrobes and there is a shower room. Stirling Court stands in attractive communal gardens and is located just a short distance from the many facilities of the Historic Churchtown Village which includes a number of speciality shops, doctors surgeries, pubs and restaurants, and the picturesque Botanic Gardens.

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Southport's Estate Agent

Communal Entrance

Entry phone system, electronic inner and outer doors.

Communal Hall

With access to the House Manager's office and the lovely and spacious residents lounge. Stairs and lift to all floors.

Second Floor

Private Entrance Hall

'Tunstall' entry phone unit and emergency pull cord. Night storage heater. Two useful walk in storage cupboards.

Lounge - 4.32m x 3.58m (14'2" x 11'9")

UPVC double glazed window overlooking the communal gardens. Night storage heater, electric fire and surround. Emergency pull cord. Double doors to...

Kitchen - 2.34m x 2.67m (7'8" x 8'9")

Single drainer, stainless steel sink unit, base units with cupboards and drawers, wall cupboards, corner display unit and working surfaces. Four ring ceramic hob, cooker hood above and split level electric oven, space for fridge and freezer. Under unit lighting. Double glazed window overlooking the communal gardens

Bedroom - 4.8m x 2.67m (15'9" to front of wardrobes x 8'9" excluding door recess)

Double glazed window overlooking the communal gardens, night storage heater, emergency pull cord and built in wardrobes.

Shower Room - 1.65m x 2.39m (5'5" x 7'10")

Vanity wash hand basin with cupboard below, shower enclosure with electric shower, low level WC, tiled walls and electric chrome towel radiator. Fan heater and Electric shaver point.

Service Charge.

The Managing Agents are Anthony James on Houghton Street in Southport and the current service charge is £1412.00 every 6 months.

Tenure

Leasehold for 125 years from 1 November 1993 subject to a ground rent of £275 every six months.

Facilities

Resident's facilities at Stirling Court include; a House Manager, out of hours care line, residents lounge, guest room, laundry room. Communal gardens and parking on a first come first served basis.

Restrictions

The main occupant must be a minimum of 60 years old and their partner may be over 55 years old.

Transfer Fee

A Transfer Fee of 1% of the sale price is payable by the **Seller** on Completion.

Council Tax

Council Tax Band B.

Mobile Phone Signal

Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

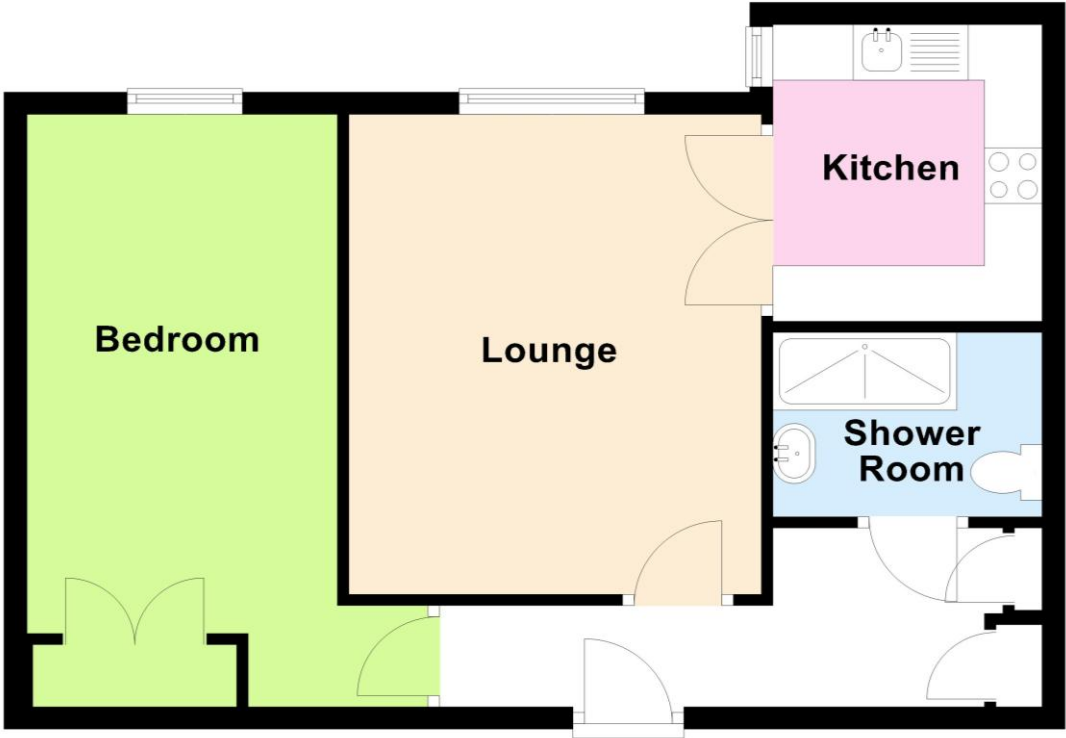
Broadband

Check the availability by clicking this link:

<https://labs.thinkbroadband.com/local/index.php>



Second Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(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	



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