



## Homesands House, Park Road, Southport PR9 9JU

AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED of this well presented, purpose built, ground floor retirement apartment offered for sale with no onward chain and conveniently located for access to local shops, Hesketh Park, the Promenade and Southport town centre.

The apartment offers easily managed accommodation installed with Economy 7 low tariff electric heating and upvc double glazing briefly comprising Private Hall with storage cupboard, Living Room, compact Kitchen, double Bedroom with built in wardrobe and Shower Room. There is a range of communal facilities within the development including a Laundry; Guest accommodation (subject to availability and booking fee) and a Residents' Lounge. The sale of the apartment is specifically to residents over the age of 60 and there is the benefit of a Resident House Manager or, out of hours, a central care-line centre.

Homesands House is located to the corner of Park Road and Queens Road adjacent to local shops and Hesketh Park. There are established communal gardens to the front and rear together with residents parking facilities (by arrangement with the House Manager and subject to availability).

**Price: £50,000 Subject to Contract**

## Ground Floor:

### Communal Entrance Hall

### Private Hall

**Living Room** - 4.9m x 3.2m (16'1" x 10'6")

**Kitchen** - 2.21m x 1.55m (7'3" x 5'1")

**Bedroom** - 3.48m x 2.64m (11'5" x 8'8")

**Shower Room** - 2.01m x 1.63m (6'7" x 5'4")

### Outside:

There are communal gardens to the front and rear of the development, incorporating residents car parking

### Council Tax:

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

### Service Charge:

There is a service charge of £2,468.64 per annum (as of November 2024) as a contribution towards the buildings insurance premium, cleaning, lighting and heating of the communal areas, House Manager, Care Line (emergency call system), gardening, window cleaning, managing agent's fees, lift and general maintenance.

### Tenure:

Leasehold for a residue term of 99 years from 1st September 1983 with a ground rent of £427.06 per annum

### Note:

Occupants must be over the age of 60 and demonstrate they are fit for independent living and if they need any sort of care, then a care package is in place.

### 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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**Ground Floor**  
Approx. 37.4 sq. metres (402.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	