



**Apartment 25 Forum Court, 80 Lord
Street, Southport, PR8 1JP
£80,000 Subject to Contract**

'Forum Court' is a very sheltered housing development designed to enable retired buyers to maintain their independence and their own homes for as long as possible. Situated on Lord Street and benefiting from Lord Street views this accommodation briefly includes communal entrance with stairs and lift to all floors, private entrance hall, lounge/ dining room, fitted kitchen, two bedrooms, a shower room and cloakroom. Forum Court stands in communal gardens, there is car parking at the rear at a first come first serve basis.

Communal Entrance

Entry phone system, communal facilities, house managers office. Lift and stairs to all floors.

Second Floor

Private Entrance Hall

'Chubb' entry phone system with emergency pull cord. Useful store cupboard, walk in storage cupboard.

Cloakroom - 2.26m x 1.24m (7'5" x 4'1")

Wash hand basin, low level WC, part tiled walls, extractor and emergency pull cord.

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

Double glazed bay window overlooking Lord Street. Electric pebble effect fire attractive surround. Emergency pull cord. Glazed door to...

Kitchen - 3.28m x 2.51m (10'9" x 8'3")

Double glazed window overlooking Lord Street and the front garden, single drainer white enamel one and half bowl sink unit below. A range of base units including cupboards and drawers, wall cupboards, working surfaces. Four ring ceramic hob with cooker hood above, split level one and half electric oven integral fridge, freezer, plumbing for washing machine, wall mounted 'Baxi' gas central heating boiler. Emergency pull cord.

Bedroom 1 - 3.05m x 2.9m (10'0" x 9'6" extending to 17'6" overall)

Double glazed window, built in wardrobes with mirrored sliding doors, emergency pull cord.

Bedroom 2 - 3.89m x 2.54m (12'9" x 8'4")

Built in wardrobes with mirrored sliding doors, double glazed window, emergency pull cord.

Shower Room - 2.34m x 2.39m (7'8" x 7'10")

Corner entry step in shower enclosure with thermostatic shower, vanity wash hand basin with cupboards below, low level WC, bidet. Tiled walls, chrome towel rail/radiator, spotlighting and extractor. Emergency pull cord.

Outside

Communal gardens. Car parking.

Council Tax

Sefton MBC band D.

Tenure

Leasehold for 125 years from 1 January 1995. (to be verified)

Service Charge

We understand that the current service charge is payable in the region of £808.78 per monthly with a separate payment of £27 per month for water rates.

Very 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 apartment 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 cleaning 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.



Second Floor



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	79
(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 	



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.