



Hatherlow House, Park Crescent, Southport PR9 9LR

NO CHAIN - A spacious first floor purpose built luxury retirement apartment overlooking Hesketh Park and for residents over the age of 60. The apartment forms part of an attractive, modern development with 24 hour staffing on site, 7 days a week and domestic assistance, if required.

There are Housing Managers available on site, covering 5 days a week with emergency alarm call facilities for out of hours support. This apartment is located to the corner which faces Hesketh Park with accommodation comprising Private Hall, open plan corner Living/Dining Room with fitted Kitchen and Juliet balcony, two Bedrooms (one also with Juliet balcony) and "Jack and Jill" en Suite Wet Room. The development stands in established, landscaped gardens incorporating resident and visitor car parking.

There are excellent communal facilities including a cafe bistro for lunch; a hair salon; guest suite (subject to availability); buggy store with charging facilities and various social events for the residents which are organised through the week.

Located directly opposite Hesketh Park, the location forms part of a popular and sought after residential area, conveniently placed for access to the many amenities of Churchtown Village together with Lord Street and Southport town centre.

Price: £160,000 Subject to Contract



First Floor
Approx. 68.9 sq. metres (741.2 sq. feet)



Ground Floor:

Communal Entrance: with staircase and lift to all floors

First Floor:

Private Hall

Corner Lounge/Dining/Kitchen

- 8.03m overall x 3.66m overall (26'4" x 12'0")

Bedroom 1 - 4.01m x 2.72m (13'2" x 8'11")

En-Suite Wet Room - 2.72m x 2.16m (8'11" x 7'1")

Bedroom 2 - 3.38m x 2.57m (11'1" x 8'5")

Communal Facilities:

There is a residents lounge and a cafe bistro, a hair salon and Manager's office for enquiries. Further facilities include a guest suite, conveniently placed car parking, landscaped communal gardens and buggy store with recharging facilities.

Tenure:

Leasehold for a residue term of 125 years from 1st August 2013.

Service Charge: Payable a month in advance there is a charge of £779.09 per month service charge that covers communal cleaning and maintenance, external window cleaning, water and sewerage, buildings insurance and estate management. It also covers the costs of heating, lighting and water for the communal areas, plus the heating, water and hot water in the apartments.

Wellbeing Charge:

This amounts to £457.86 per month to include 24 hour staffing on site, help in an emergency and the co-ordination of activities and events programme.

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	76	76
(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 	

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.