



Hatherlow House, Park Crescent, Southport, PR9 9LR

Price: £189,950 Subject to Contract

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 dedicated staff available to provide care 24 hours a day, 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 and 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.

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.



Ground Floor:

Communal Entrance: with staircase and lift to all floors

First Floor:**Private Hall**

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.

Council Tax:

Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band (C)

Tenure:

Leasehold for a residue term of 125 years from 1st August 2013. It is understood that no ground rent is payable.

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.

Mobile Phone Signal

Check signal strengths by clicking this link:

<https://www.signalchecker.co.uk/>

Broadband

Check the availability by clicking this link:

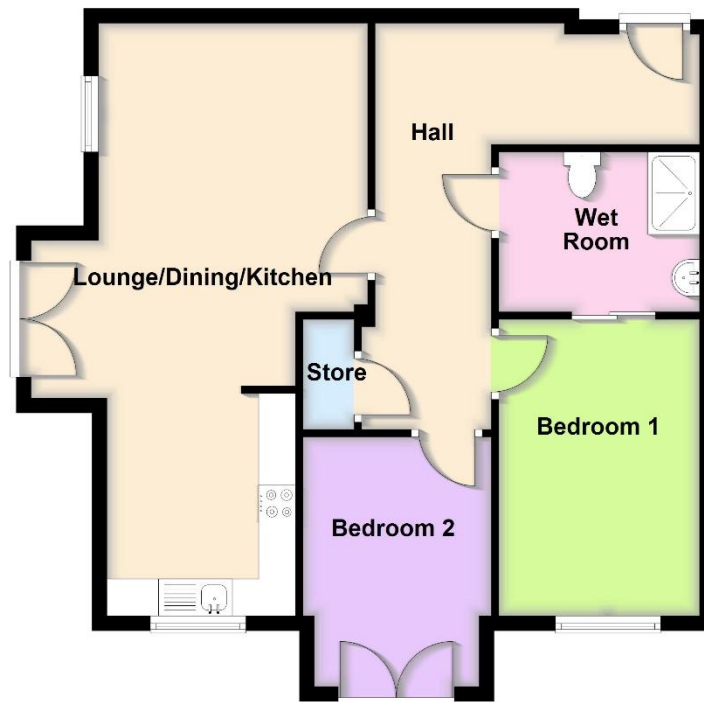
<https://labs.thinkbroadband.com/local/index.php>

NB:

We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

First Floor

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



Total area: approx. 68.9 sq. metres (741.2 sq. feet)

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	