



**Flat 2, Percival Court,
Lord Street, PR8 1QD
£65,000 'Subject to Contract'**

Offering an exceptional lifestyle opportunity for residents aged 60 and over, set in a prime town centre location with charming views across Lord Street Boulevard. Conveniently situated on the ground floor, the accommodation includes; a welcoming hallway with integrated storage, a bright and spacious lounge/diner with open plan layout, leading to a kitchen, a generous double bedroom complete with built-in wardrobes, and a shower room. Designed with comfort and convenience in mind, the apartment is equipped with emergency alarm units for added peace of mind. Residents benefit from a range of on-site facilities including: A House Manager's Office, Residents' Lounge with Kitchenette, Guest Suite for Overnight Visitors & Laundry Room. The development just moments from an abundance of shops, amenities, and public transport links located on Lord Steet and the Town Centre. This is town centre retirement living at its finest.

Communal Entrance

Video entry phone system. Delightful residents lounge with large double glazed windows overlooking Lord Street.

Private Entrance Hall

Video entry phone system, emergency call unit, built in wardrobes to one wall, mirrored sliding doors.

Lounge - 5.74m x 3.18m (18'10" x 10'5")

UPVC double glazed window overlooking Lord Street, 'Dimplex Night' storage heater, electric pebble effect fire and surround. Emergency pull cord. Archway to...

Kitchen - 2.11m x 2.06m (6'11" x 6'9")

Single drainer stainless steel sink unit, a range of base units with cupboards and drawers, wall cupboards, working surfaces, part wall tiling, four ring ceramic hob with cooker hood above and split level electric oven, recess for fridge freezer. Extractor.

Bedroom - 4.34m x 2.69m (14'3" x 8'10")

UPVC double glazed window overlooking Lord Street, 'Dimplex' night storage heater, wall light points, emergency pull cord.

Shower Room - 1.98m x 2.08m (6'6" x 6'10")

Step in corner shower enclosure with electric shower, vanity wash hand basin with cupboards below, low level WC, vanity mirror and cupboard and spotlighting, tiled walls, electric towel rail and emergency pull cord.

Car Parking

We are advised by the House Manager that there are currently two car parking spaces available to rent for £315.00 per year.

Service Charge

The Managing Agents are Commerson and we understand the Service Charge for 2026 to be £4007.48.

Transfer Fee

On completion, the Seller is obliged to pay a Transfer Fee of 1.5% of the sale price to the Freeholder and contribute 0.5% of the original purchase price multiplied by the number of years the flat is owned to the Sinking Fund.

Tenure

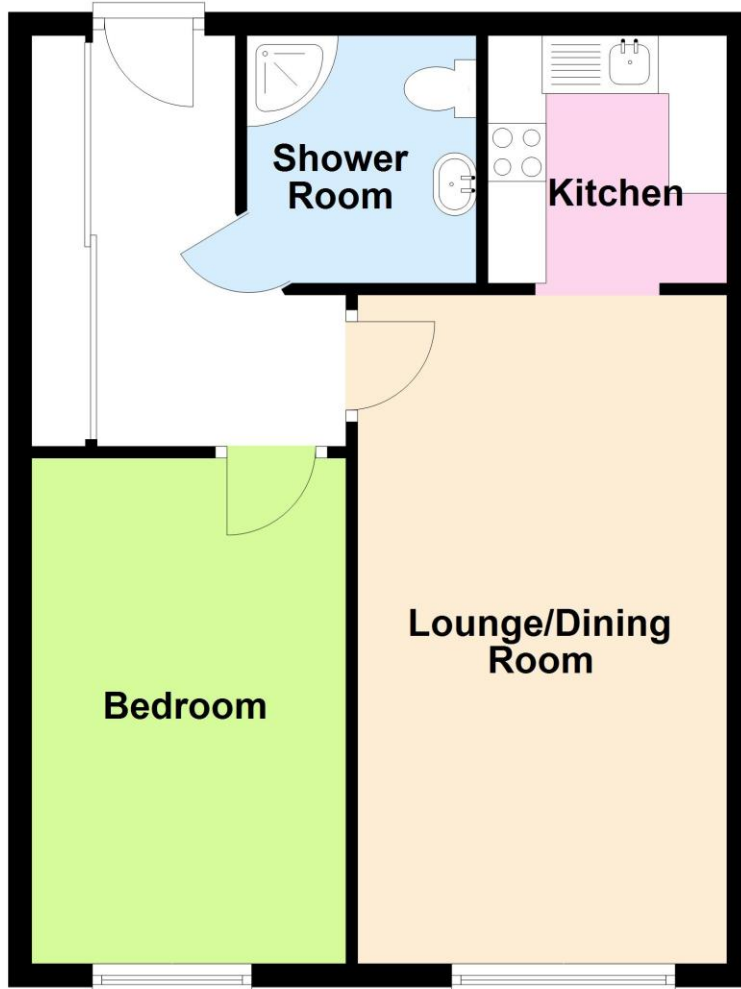
Leasehold for 125 years from 1 January 1988, with an annual Ground Rent of £135.00 per year, (with £10.00 deducted for prompt payment).


Council Tax

Sefton MBC Band C



Ground Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	74	77
(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 	



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.