



**36 Homesands House, Park Road,
Southport, PR9 9JU
£50,000 Subject to Contract**

Excellent one bedroom apartment in the popular Homesands House development for people age 60 years plus. Ideally situated adjacent to Hesketh Park with pharmacy, shops, cafe and bus services on the doorstep. With no chain delay this sunny south facing first floor apartment offers comfortable, ease of maintenance living and enjoys a quiet location within the building. Homesands House benefits from a house manager and communal facilities include passenger lift, airy residents lounge with gardens outlook, kitchen, guest room, free laundry and residents parking. The apartment accommodation includes UPVC throughout economy 7 storage heating and comprises a private entrance hall, bright and light lounge and bedroom having south facing windows, kitchen, shower room and useful hall storage room.

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Southport's Estate Agent

Chris Tinsley Estate Agents is a trading name of ECT Consultancy Services Limited, Company number 05388167, registered in England and Wales

Communal Entrance

Entry phone system, house manager's office, laundry room, resident's lounge and kitchen. Stairs and lift to all floors.

First Floor

Private Entrance Hall

Entry phone and emergency call unit, airing cupboard with hot water cylinder, useful shelving.

Lounge/ Dining Room - 5.79m x 3.23m (19'0" x 10'7")

Electric coal effect fire and surround, wall light points, Economy 7 storage heater. Emergency pull cord. Upvc double glazed window enjoying a southerly aspect and overlooking the communal garden and parking area. Archway to...

Kitchen - 1.65m x 2.24m (5'5" x 7'4")

Single drainer, stainless steel sink unit with mixer tap, a range of base units with cupboards and drawers wall cupboards, working surfaces. Four ring ceramic electric hob with cooker hood above and electric oven below.

Bedroom - 4.27m x 2.67m (14'0" x 8'9")

Recessed, wardrobes, built in dressing table and drawers, further wardrobes. Economy 7 storage heater, Upvc double glazed window with a southerly aspect and overlooking the communal garden and parking area.

Shower Room - 1.65m x 2.06m (5'5" x 6'9")

Pedestal wash hand basin, low level WC. Step in shower enclosure with 'Triton' electric shower. Electric towel rail, tiled walls emergency pull cord.

Communal Facilities

Facilities at the development include a passenger lift, free use laundry room, resident's lounge and kitchen, guest room and there is a house manager available Monday to Friday 9am to 4pm.

Restrictions

Residents must be a minimum age of 60 years.

Service Charge

1st March 2026 - 1st March 2027 £3,767.42 per year. Includes residents incoming water rate, free laundry facilities, cleaning, lighting and heating of communal areas, gardening, window cleaning, passenger lift and all general maintenance, house manager, emergency call system and Firstport management agent fees.

Transfer Fee

A Transfer Fee is payable, by the Seller, to Estate & Management Ltd on completion. This is calculated at 1% of the original price of the property when purchased.

Outside

Communal gardens, off road resident's car parking available with a permit.

Tenure

Leasehold for 99 years from 1 September 1983 with a ground rent of £427.04 payable to Estates Management.

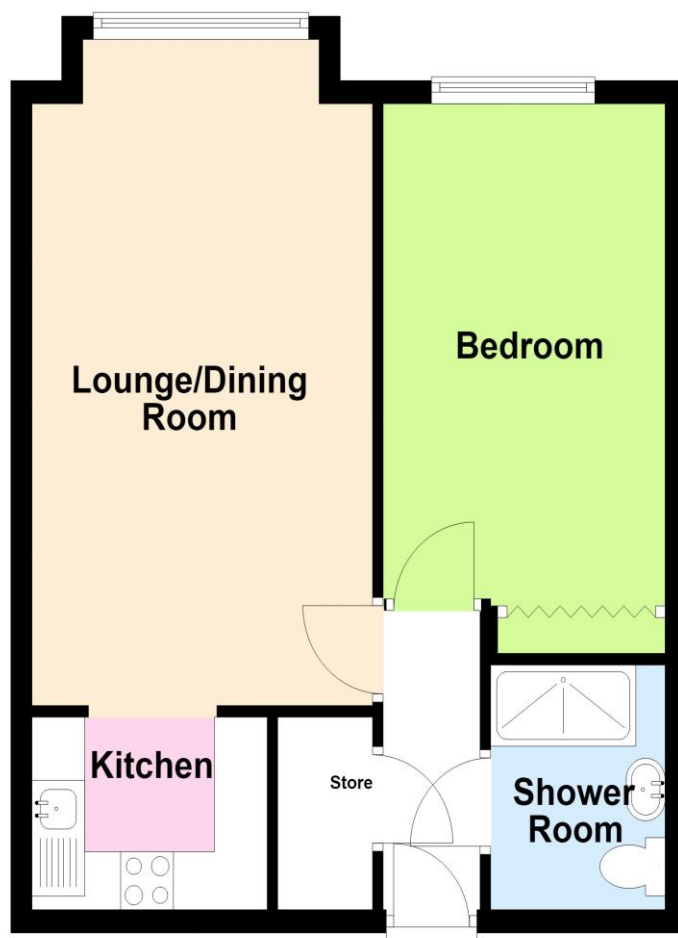
Council Tax

Sefton MBC band A.



First Floor

Approx. 43.0 sq. metres (462.7 sq. feet)



Total area: approx. 43.0 sq. metres (462.7 sq. feet)



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.