



Apartment 39 'Forum Court'
80 Lord Street, PR9 1JP, £125,000
'Subject to Contract'

Forum Court is an exclusive and highly regarded 'Very Sheltered' retirement development, thoughtfully designed to enable residents to enjoy an independent lifestyle within the comfort and security of their own home. Benefiting from an enviable position on the third floor, this well-proportioned apartment enjoys delightful elevated views over the famous Lord Street boulevard and Southport town centre. Residents benefit from an impressive range of communal facilities, including a secure entry phone system, House Manager's office, welcoming residents' lounge, dining room, conservatory and lift access to all floors, creating a safe, sociable and convenient environment. The centrally heated and double-glazed accommodation briefly comprises a private entrance hall with a generous walk-in store room, additional storage cupboard and separate WC, a spacious lounge with an attractive bay window overlooking Lord Street, a well-appointed breakfast kitchen with a range of integrated appliances, two bedrooms, one with fitted wardrobes, and a modern wet room. Ideally situated in the heart of Southport, with shops, cafés, restaurants, public transport and local amenities all within easy walking distance, this superb retirement apartment is offered for sale with no onward chain, making it an excellent opportunity for those seeking a secure and convenient lifestyle.

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Southport's Estate Agent

Communal Entrance

Communal entrance with entry phone system, manager's office, conservatory sitting area and residents' lounge including dining room. Stairs and passenger lifts lead to all floors.

Third Floor

Private Entrance Hall

Entrance door with glazed, stained and leaded light insert leads to entrance hall with Chubb emergency pull cord system. Built-in cupboard and separate walk-in cupboard measuring 7'1" x 3'7", housing the consumer unit and meters.

Lounge/Diner - 5.36m x 4.34m (17'7" into bay x 14'3")

Double glazed bay window overlooks the Lord Street vista. Coal-effect electric fire with Marble effect interior, hearth and surround. Emergency pull cord. Glazed inner door leads to...

Kitchen - 3.78m x 2.62m (12'5" x 8'7")

Double glazed window overlooks Lord Street. Wall-mounted 'Worcester' combination style central heating boiler system. Kitchen comprises a range of built-in base units including cupboards and drawers with matching wall cupboards and working surfaces. One and a half bowl sink unit with mixer tap and drainer. Appliances include 'Bosch' electric oven and grill, four-ring ceramic hob, integral fridge freezer and washing machine. 'Karndean' flooring and part wall tiling.

Bedroom 1 - 3.63m x 3.02m (11'11" to front of wardrobes x 9'11")

Double glazed window. Fitted wardrobes with vanity mirrored frontage. Emergency pull cord.

Bedroom 2 - 3.84m x 2.67m (12'7" x 8'9")

Double glazed window. Fitted computer desk with wall shelving and drawers. Emergency pull cord.

Wet Room/WC - 2.36m x 2.21m (7'9" x 7'3")

Modernised wet room with retractable shower seat and plumbed-in overhead shower unit including separate handheld shower attachment and wall grab rails. Low level WC. Vanity wash hand basin with mixer tap and illuminated vanity wall mirror. Part wall tiling.

Separate WC - 2.16m x 1.19m (7'1" x 3'11")

Low level WC. Vanity wash hand basin with mixer tap and cupboards below. Part wall tiling. Emergency pull cord. Extractor.

Outside

Communal gardens and residents' parking to the rear on a first come, first served basis.

Council Tax

Sefton MBC band D.

Tenure

Leasehold for 125 years from 1 January 1995.

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. A daily freshly prepared meal and laundry services are available at an additional charge. There is a programme of regular activities which has created a real community feel at Forum Court. 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

Please note: A transfer fee is payable to **Retirement Security Ltd (RSL)** each time the property is sold or ownership is transferred. The fee is calculated as a percentage of the gross sale price and is based on the length of ownership, as follows:

Up to 1 year: 1% of the gross sale price

Between 1 and 2 years: 2% of the gross sale price

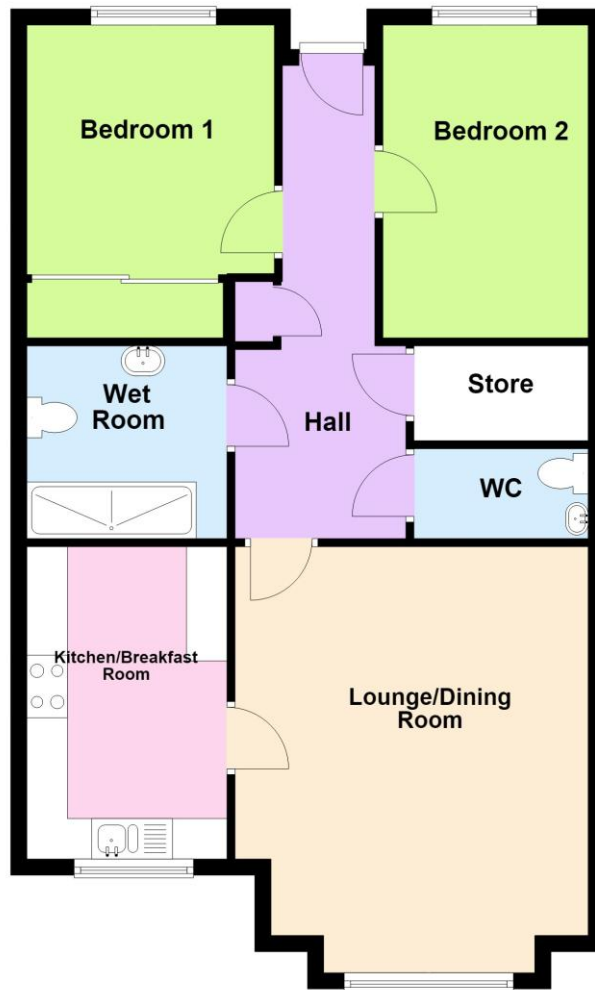
2 years or more: 3% of the gross sale price

Prospective purchasers are advised to satisfy themselves as to the terms and conditions of the transfer fee prior to committing to a purchase.



Third Floor

Approx. 75.7 sq. metres (814.9 sq. feet)



Total area: approx. 75.7 sq. metres (814.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C	78	80
(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.