Chris Tinsley



Flat 42, Forum Court
Southport, PR8 1JP, £45,000
'Subject to Contract'

OFFERS CONSIDERED!

This third floor retirement apartment offers an exceptional opportunity for those aged 60 and above, combining independence with enhanced on-site support. The property boasts a generously sized double bedroom, a bright lounge with dining area, and a modern breakfast kitchen, all designed for comfortable living. The contemporary wet room with WC adds further practicality. Residents enjoy a host of communal facilities including lounges, a conservatory, dining room, and guest suite, alongside housekeeping assistance and a team of duty managers always on site. Set in well-maintained communal gardens with parking, mobility storage and charging points, this home is located ideally for access to Southport's town centre, Lord Street and surrounding attractions, offering a perfect blend of support, privacy, and convenience.

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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 Hall
Entry phone system. House manager's office. Communal lounge, conservatory and dining room. Stairs and passenger lift to third floor.

Private Entrance Hall
Useful built in storage cupboards, one walk in (5'1" x 3'1") and housing electric consumer unit, hanging space and shelving. Emergency pull cord.

Lounge - 14'11" x 13'8", 4.55m x 4.17m
Double glazed window overlooks roofscape and Kings Street. Security pull cord, fire surround and hearth. Wall light points

Bedroom - 14'10" into door recess x 9'1", 4.52m into door recess x 2.77m
Double glazed window overlooking roofscape to King street at rear of development. Built in walk-in wardrobes with hanging space and shelving, automatic light and security pullcord.

Wetroom/ Wc - 8'4" x 7'6", 2.54m x 2.29m
Wet area with glazed shower screen, 'Mira' electric shower and low level Wc. pedestal wash hand basin, part wall tiling and wall heater. Security pull cord.

Breakfast Kitchen - 9'9" x 9'3", 2.97m x 2.82m
Double glazed window overlooking internal courtyard. Dining area. Base units, cupboards, drawers, wall cupboards and working surfaces. 'Baxi' central heating boiler system to one wall, 1 1/2 bowl sink unit with mixer tap and drainer. Appliances include washer/dryer, four ring ceramic hob with extractor over, electric oven and grill, fridge and freezer. Part wall tiling and security pullcord.

Outside - Communal gardens and car parking. Storage unit for mobility on site (charging unit available)
Service Charge - We understand that 'Retirement Security Ltd' supervises the day to day running of the development and the current service charge is payable in the region of £546.87 per month with a standing order of £21.20 per month for the water (subject to formal verification).

Note - 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 flat 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 domestic is included within the service charge each week. Additional assistance is available. Facilities at the development include; lounge, conservatory and dining room. A double guest suite with ensuite shower room and bathroom is available at a cost of £45 per night for one person fo £55 per night for two people and this includes a light breakfast. We understand the age restriction to be 60 years.

Transfer Fee - We confirm that there will be a transfer fee payable to RSL (Retirement Security Ltd) each time an owner sells on, or transfers ownership of their dwelling. This is a transferred premium, the calculation of the transfer premium is based on when the transfer takes place as follows:

Up to one year from the first purchase or most recent transfer= 1% of the gross proceeds of sale.
Between years 1 and 2 from the first purchase or most recent transfer= 2% of the gross proceeds of sale.
Between 2 years or more from the first purchase or most recent transfer= 3% of the gross proceeds of sale.

Tenure
The tenure of the property is Leasehold for the remainder of a term of 125 years from 1st January 1995.

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

Note
Some of the property photos displayed may have been digitally enhanced or generated using artificial intelligence (AI) for illustrative purposes. These images are intended to provide a visual representation of the property and as a guide line of renovation possibilities and may not reflect its current or exact condition. Actual property features, finishes, and layout should be verified through an accompanied viewing or official documentation. No guarantees are made regarding the accuracy or completeness of AI-generated imagery.





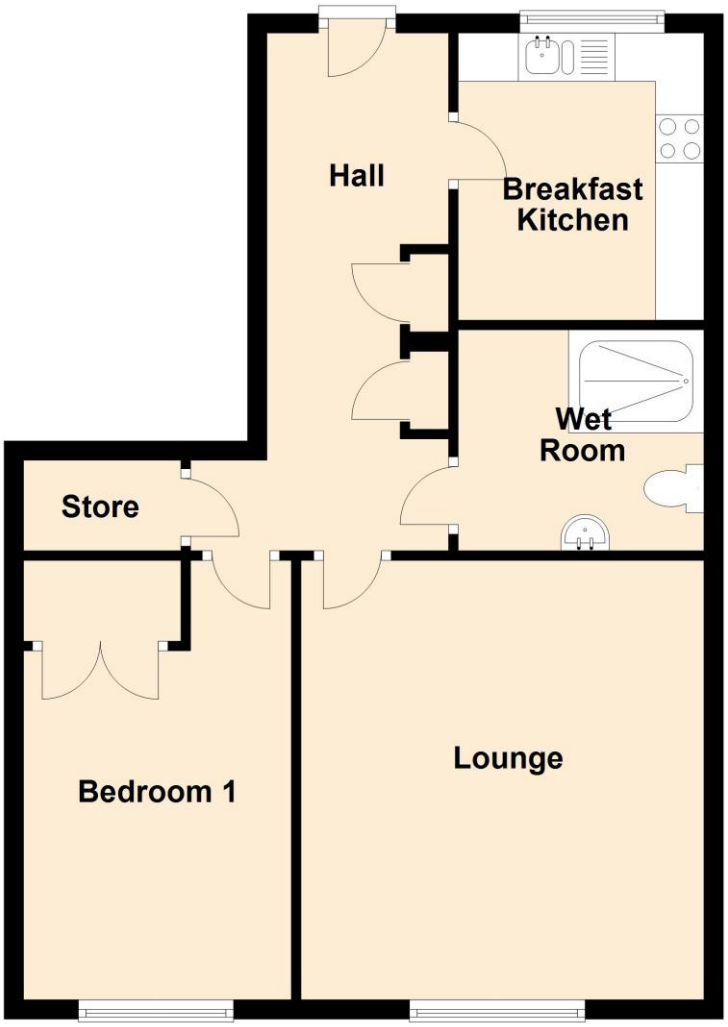


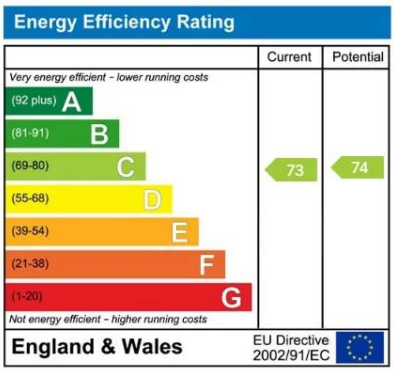






Third Floor





Before & After!!

Using the Latest AI Tech to Unlock the Potential & Possibilities of this Property





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.