



-  Retirement Flat For The Over 55's
-  70% Shared Equity
-  Ground Floor Position

-  Two Bedrooms
-  Patio
-  No Chain

**Price: £70,000** Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008





Occupying a ground floor position, with no onward chain, an early inspection is recommended of this two bedroom, purpose built retirement flat for the over 55's.

The property is offered for sale under a shared equity scheme for the elderly with the asking price representing a 70% share.

The gas centrally heated and double glazed accommodation would benefit from some general updating and briefly comprises: Hall, Lounge/Dining Room with Balcony/Patio off, Kitchen, Utility, two Bedrooms and Bathroom.

Outside, the development stands in well maintained communal gardens with residents parking.

Positioned on the corner of Scarisbrick New Road and Cumberland Road, the property is convenient for bus routes into Southport town centre, with the amenities of Kew also readily available.



## GROUND FLOOR:

### Hall

**Lounge/Dining Room** - 5.18m x 3.66m (17'0" x 12'0")

### Balcony/Patio

**Kitchen** - 3.81m x 2.31m (12'6" x 7'7")

**Utility** - 2.31m x 1.24m (7'7" x 4'1")

**Bedroom 1** - 3.81m x 3.78m (12'6" x 12'5")

**Bedroom 2** - 3.78m x 2.13m (12'5" x 7'0")

**Bathroom** - 2.44m x 1.8m (8'0" x 5'11")

**Outside:** The development stands in well maintained communal gardens with residents parking.

**Note:** The property is offered for sale on behalf of Plum Life Property Management under the leasehold scheme for the elderly, (55 years and over to qualify). The purchase price represents seventy per cent of the open market value of the property as determined by a Chartered Surveyor.

**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 60 years from 5th July 2000

**Service Charge:** We are informed the service charge amounts to £2325.6 as a contribution towards the cost of general maintenance of the development, buildings insurance, window cleaning, cleaning and lighting of the communal areas, sinking fund, lift maintenance, management fees, and upkeep of grounds.

**Mobile Phone Signal:** Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

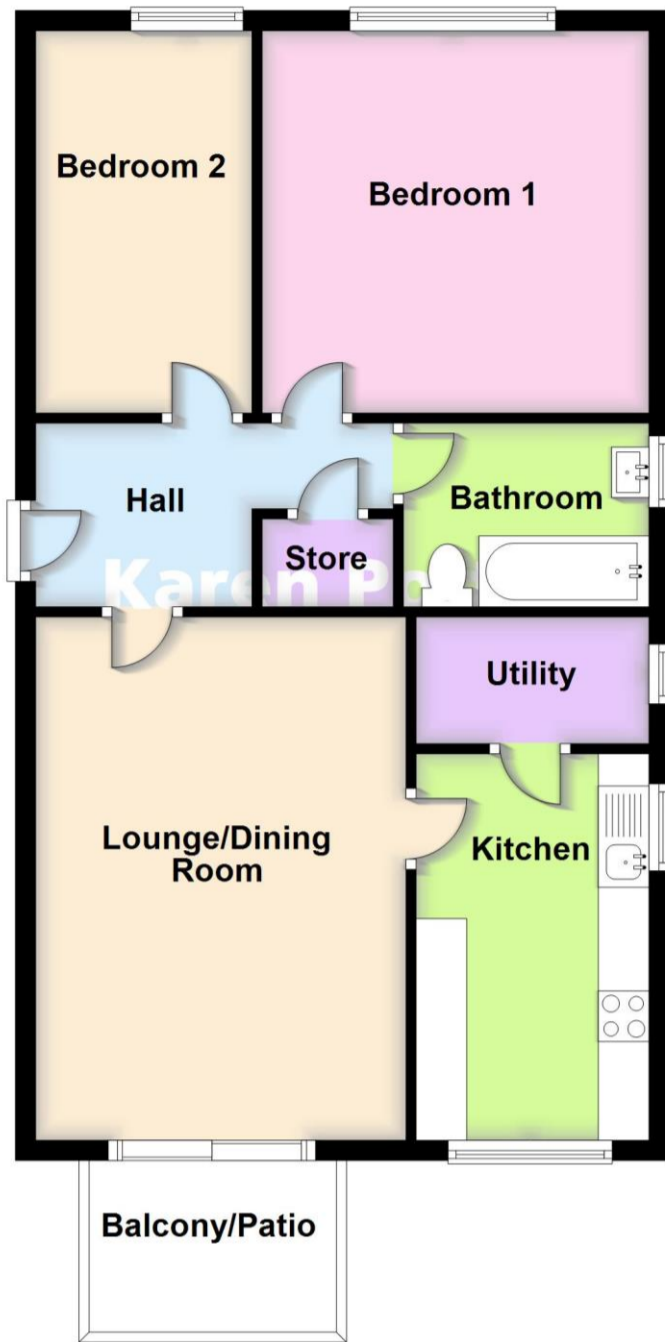
**Broadband:** Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

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

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### Ground Floor

Approx. 66.5 sq. metres (715.3 sq. feet)



Total area: approx. 66.5 sq. metres (715.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Karen Potter Estate Agents confirm 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 as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



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