



-  Purpose Built Retirement Apartment
-  NO CHAIN
-  Town Centre Location

-  Located to the Ground Floor (Front)
-  Modernised
-  One Double Bedroom

Price: £54,500 Subject to Contract

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





A purpose built retirement apartment constructed by McCarthy & Stone, located to the ground floor and overlooking the front communal gardens. "Homeport House" occupies a particularly convenient location within Southport Town Centre, adjacent to Lord Street and the Promenade.

The apartment is double glazed and heated on the "Economy seven" low tariff, comprising an Entrance Hall, Living Room, Kitchen, one Bedroom and Shower Room. It is a condition of purchase that residents be over the age of 60 years.

Homeport House is positioned on Hoghton Street, conveniently located for access to Southport town centre.



Ground Floor:

Communal Hall

Living Room - 4.95m x 3.23m (16'2" x 10'7")

Kitchen - 2.26m x 1.68m (7'4" x 5'6")

Bedroom - 3.43m x 2.64m (11'3" x 8'7")

Shower Room - 2.01m x 1.63m (6'7" x 5'4")

Outside:

The development has lawned communal gardens. Residents parking available on a first come, first served basis

Council Tax:

Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band A.

Tenure:

Leasehold for a residue period of 99 years from 1st September 1984 with a yearly ground rent of £439.86.

Service Charge:

The current service charge amounts to £4,065.52 per annum (£78.19 per week) as a contribution towards the buildings insurance, garden maintenance, window cleaning, use of communal laundry, heating, lighting and cleaning of the communal areas and emergency system, lift maintenance and repair, house manager and sinking fund.

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. 37.8 sq. metres (407.3 sq. feet)



Total area: approx. 37.8 sq. metres (407.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	70	75
(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	

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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