

Lord Street
Southport, PR8

Leasehold
£100,000



- * Two Bedroom First Floor Flat
- * Well Maintained Communal areas
 - * Ported 24/7
 - * Gas Centrally Heated
 - * Double Glazed
- * Well Maintained Communal Gardens



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Two Bedroom First Floor Apartment Located On Lord Street, Southport. Secure 24/7 Porter, Well Maintained Grounds And Communal Areas Including A Green Room, Dining Room And Full Conservatory. The Apartment Is Presented To a Good Standard With Two Double Bedrooms And Also Benefits From Mature Maintained Communal Gardens.

Accommodation briefly comprises of:

First floor:

Communal areas

Lounge - 15'0" x 13' 1"

Kitchen - 10' 6" x 8' 9"

Bedroom one - 10' 9" x 9' 9"

Bedroom two - 10' 11" x 9' 10"

Shower room - 10' 3" x 8' 5"

Exterior:

Gardens

Communal charges.

The current charges are approximately £110 per week. This includes warden assistance over 24 hours. Use of communal areas, building insurance and many more features. Forum Court was built in 1995. The original leases were granted for 125 years but the actual period available will depend on the current date and whether any past owner has extended the lease.

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.