





Homesands House,  
Park Road,  
Southport PR9 9JU

-  Purpose Built Retirement Flat
-  Located To The First Floor
-  New Kitchen & Bathroom
-  Fitted Double Bedroom
-  Lift & House Manager
-  Close To Hesketh Park

**NO CHAIN** - A purpose built first floor retirement apartment which is conveniently located for access to local shops, Hesketh Park, the Promenade and the town centre.

The apartment has had the benefit of a newly fitted Kitchen and Bathroom, is installed with upvc double glazing and electric heating on the Economy 7 tariff and briefly comprises Hall with storage cupboard, Lounge, Kitchen, Fitted Bedroom and Bathroom with electric shower.

There is a range of communal facilities within the development including a Laundry; Guest accommodation (subject to availability and booking fee) and a Residents' Lounge. The sale of the apartments is specifically to residents over the age of 60 and there is the benefit of alarm units throughout the apartment to call the Resident House Manager or, out of hours, a central care-line centre.

Homesands House is located to the corner of Park Road and Queens Road adjacent to local shops and Hesketh Park. There are established communal gardens to the front and rear.

**Price: £39,950** Subject to Contract

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



**GROUND FLOOR:**

**COMMUNAL ENTRANCE HALL** with stairs or lift to the first floor.

**FIRST FLOOR:**

**HALL** Electric storage heater, built in cupboard housing hot water cylinder, fitted carpet, coving to ceiling

**LOUNGE** 14' 11" x 10' 9" (4.55m x 3.28m) UPVC double glazed window to rear, electric fire set in marble style surround, electric storage heater, fitted carpet, coving to ceiling, open plan to kitchen

**NEWLY FITTED KITCHEN** 7' 4" x 5' 8" (2.24m x 1.73m) Fitted with a matching range of beech effect base and eye level units with round edged worktops, stainless steel sink unit with single drainer, space for fridge, built-in electric oven, built-in four ring ceramic hob with extractor hood over, tiled flooring.

**BEDROOM** 13' 8" x 8' 7" (4.17m x 2.62m) UPVC double glazed window to side, fitted bedroom suite comprising two double wardrobes with hanging rails and shelving, matching dressing table and bedside cabinets, electric storage heater, newly fitted carpet, coving to ceiling.

**NEWLY FITTED BATHROOM** refitted with three piece white suite comprising deep panelled bath with separate shower over, pedestal wash hand basin and close coupled WC, full height ceramic tiling to all walls, extractor fan.

**OUTSIDE** The development stands in established and well maintained communal gardens.

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

**Service Charge:** There is a service charge as a contribution towards the buildings insurance premium, cleaning, lighting and heating of the communal areas, House Manager, Care Line (emergency call system), gardening, window cleaning, managing agent's fees, lift and general maintenance. This information is yet to be formally verified. We hold a copy of Service Charge Budget for year ending 31 August 2017.

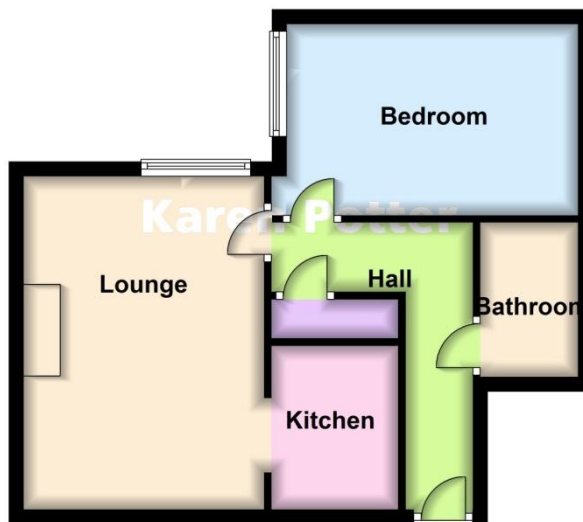
**NB:** Occupants must demonstrate they are fit for independent living and if they need any sort of care, then a care package is in place.

**Tenure:** Leasehold for the residue of 99 years from 1<sup>st</sup> September 1983 subject to an annual ground rent of £500.

**Please Note:** 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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**First Floor**  
Approx. 39.9 sq. metres (429.5 sq. feet)



Total area: approx. 39.9 sq. metres (429.5 sq. feet)

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			
		78	82
England, Scotland & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
		70	74
England, Scotland & 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. If you are travelling any distance to view a property you are advised to check its availability before setting out. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY. Details prepared 10/06/2016