



Forum Court,
Southport, PR8 1JP

£140,000

SM

STEPHANIE MACNAB
ESTATE AGENT

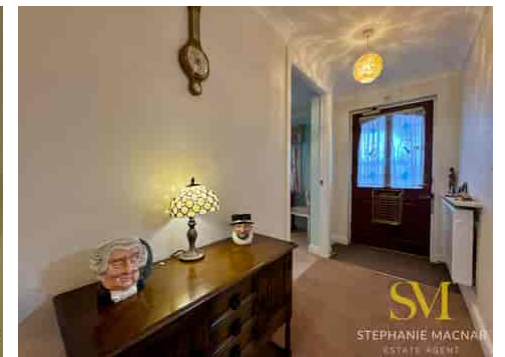
Forum Court is a highly regarded development designed for the over-60s, providing the reassurance of “very sheltered” accommodation combined with a strong sense of community. With excellent on-site facilities and a central Southport location, this FOURTH-FLOOR APARTMENT offers a generous footprint of OVER 800 sq ft and enjoys enviable views along Lord Street – a Victorian tree-lined boulevard.

The apartment is well arranged with a welcoming ENTRANCE HALL and useful storage. The LOUNGE is a light-filled space with a bay window, an ideal spot to watch the world go by. The separate KITCHEN, also front-facing, is well proportioned and provides scope for personalisation. There are TWO DOUBLE BEDROOMS, a spacious SHOWER ROOM, and a SEPARATE GUEST WC.

Forum Court has been carefully designed to support independent living whilst offering peace of mind. Facilities include a restaurant serving freshly prepared two-course lunches with optional tray service to apartments, THREE LIFTS, a residents' lounge and conservatory, a guest suite, laundry facilities, and gated on-site parking. A 24-hour Duty Manager is also on hand.

The apartment is offered with NO ONWARD CHAIN, making it an excellent opportunity for those seeking a secure and convenient home in one of Southport's most prestigious retirement developments.

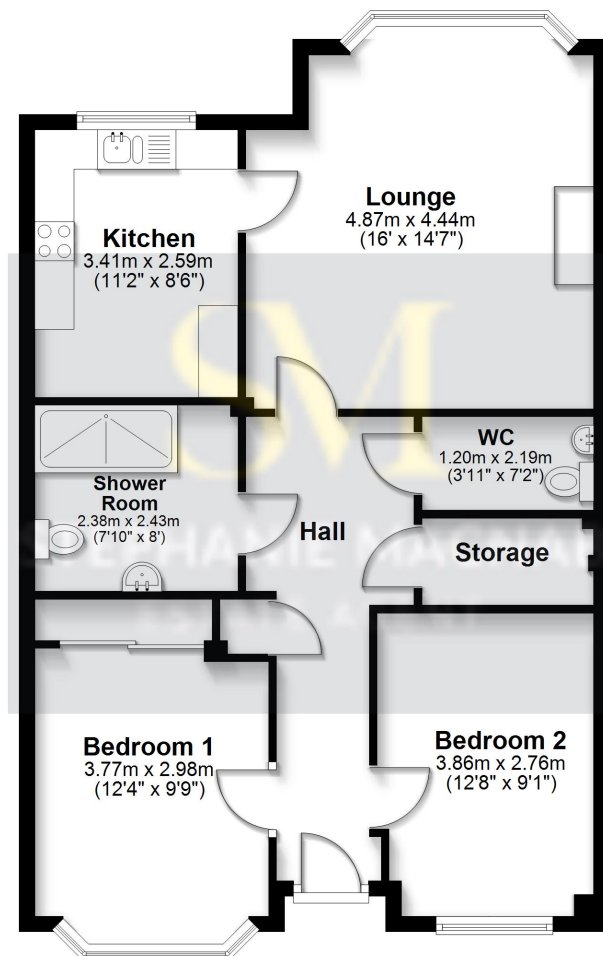






Fourth Floor

Approx. 75.1 sq. metres (808.2 sq. feet)



Total area: approx. 75.1 sq. metres (808.2 sq. feet)

This floorplan is for illustrative purposes only and is not to scale.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	80	80
(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	