

For Sale

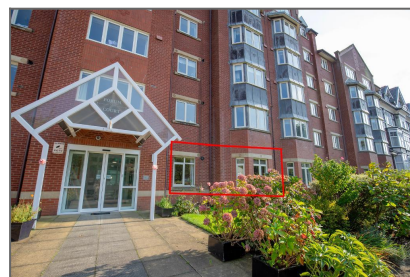
Forum Court, 80 Lord Street, PR8 1JP



Offers in Excess of £119,500 - Available

2 bedroom Apartment

- ✓ **Ground Floor Apartment**
- ✓ **Retirement Development**
- ✓ **Spacious Reception Room**
- ✓ **Communal Gardens**
- ✓ **2 Bedrooms**
- ✓ **Convenient Lord Street Location**
- ✓ **Private Parking**
- ✓ **EPC Band C**



Description

RECENTLY REDUCED...DON'T MISS OUT ON THIS CHARMING APARTMENT!

Bailey Estates is delighted to present this charming 2-bedroom ground floor apartment, located within an exclusive retirement development on the iconic Lord Street in Southport.

Renowned for its elegant Victorian architecture, tree-lined boulevard, and rich history, Lord Street offers a blend of charming cafes, boutique shops, and tranquil gardens, all within walking distance. This sought-after location provides residents with easy access to Southport's attractions, such as the scenic Marine Lake and beautiful coastline, along with excellent transport links.

Positioned on the ground floor and front-facing, this lovely home offers both privacy and convenience, with private parking and beautifully maintained communal gardens. Residents benefit from well-appointed communal areas, including a lounge, dining hall, and games room, all accompanied by on-site staff for added security and peace of mind.

Accessing the upper floors is made easy with both lift and stair options, ensuring the property is accessible to all.

Enter through your own private front door into a spacious and welcoming hallway, which leads to two double bedrooms, one of which includes a built-in wardrobe. The hallway also offers ample storage with a large cupboard, and there's a convenient separate WC and a modern walk-in shower room, complete with a comfortable shower seat.

Towards the rear of the property, you'll find a large, bright sitting/dining room, bathed in natural light from the bay window overlooking the communal gardens. Adjacent to the living area is a well-designed kitchen, complete with ample space for dining, a sink positioned to enjoy garden views, and integrated appliances including a fridge freezer, washing machine, 4-ring electric hob, and oven.

This desirable apartment, with its prime location and added luxuries, is ideal for anyone seeking convenience, security, and a comfortable lifestyle. Book your viewing today with Bailey Estates on 01704 564163.

Location

Leave Bailey Estates Birkdale Office and head down through the village, cross the train tracks and continue over the traffic lights into Weld Road. At traffic lights turn right into Lulworth Road and continue down until you reach the roundabout. Take the second exit onto Lord Street, continue down Lord Street for approximately 500 yards and the apartment complex is situated on the right hand side.



Ground Floor

Entrance Hallway - 20' 1" x 7' 6" (6.13m x 2.29m) (maximum measurements)

Bedroom 1 - 12' 2" x 9' 10" (3.73m x 3.01m)

Bedroom 2 - 12' 7" x 8' 5" (3.84m x 2.58m)

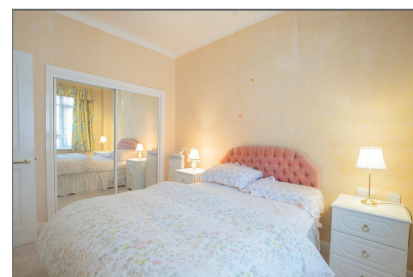
Storage Cupboard - 7' 3" x 3' 7" (2.21m x 1.1m)

WC - 7' 3" x 3' 11" (2.21m x 1.2m)

Shower Room - 7' 6" x 7' 10" (2.29m x 2.4m)

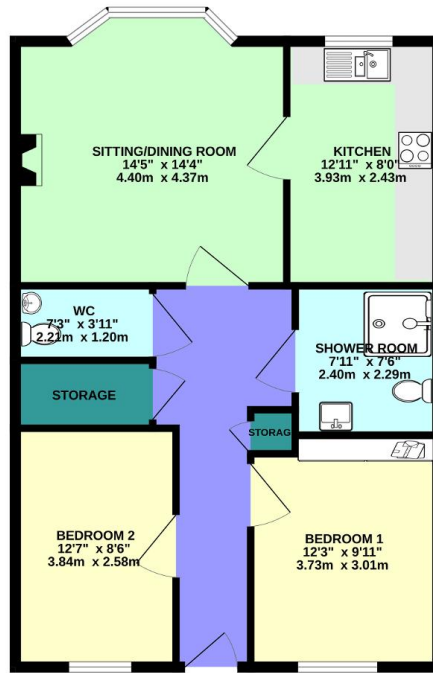
Sitting/Dining Room - 14' 5" x 14' 4" (4.4m x 4.37m)

Kitchen - 12' 10" x 7' 11" (3.93m x 2.43m)

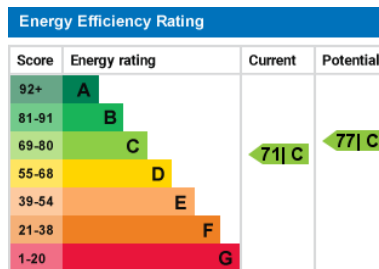


Floorplans

GROUND FLOOR
745 sq.ft. (69.2 sq.m.) approx.



TOTAL FLOOR AREA: 745 sq.ft. (69.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Additional Information

Council Tax Band D
Local Authority Sefton

Tenure Leasehold: 125 years from 1st June 1995, peppercorn rent.

Disclaimer: These property details are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of

any contract. Please note that Bailey Estates has not tested any apparatus or services and as such cannot verify that they are in working order or fit for their purpose. Although Bailey Estates try to ensure accuracy, measurements used in this brochure may be approximate.