



Cambridge Road, Southport, PR9



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**£69,950**

- Well Presented
- 1st Floor Apartment
- Retirement Living Complex
- Communal Areas
- Living Room & Kitchen
- 1 Bedroom & Bathroom
- Leasehold
- EPC rating B



Located on the tree lined street of Cambridge Road, this first floor apartment would make an excellent home for people to carry out their retirement. The apartment is set in Madingely Court a popular over 60s retirement block and has the benefit of lift access and communal lounges.

This apartment is positioned to the first floor, at the side of the building, and can be accessed via the communal lift or stairs. Being nestled at the side of the building the apartment looks over beautifully maintained quiet communal gardens. The accommodation comprises of living room leading straight through to the kitchen, generous sized master bedroom and large bathroom.

A host of communal areas gives the building a very open and friendly feeling and allows ample space for larger groups of visitors. There is a secure double fronted key fobbed doorway leading directly into a generous foyer and communal living area.

Externally to the front is private parking with allocated spaces for residents. To the sides rear of the building is communal garden spaces lawned with a range of hedges and trees creating for a private feel.



## Communal Entrance

Accessed via a secure double-front key fobbed entry and entering a communal foyer. Straight into the communal living space with an abundance of seating arranged to allow for social gatherings. The space branches off to access all the communal facilities such as washing facilities, on-site wardens' facilities, lift/stairs and the rear gardens.

## Apartment Entrance

Entering the apartment, you have a galleried hallway with doors accessing all rooms and a large built-in walk-in storage cupboard.

## Living Room 3.84m x 4.29m (12'7" x 14'1")

Window to side aspect. Decorated and furnished with beautifully recently fitted cream carpet; electric flame effect fire in hearth and surround and a range of fitted shelves and dressers creating extra storage. Glazed double doors into kitchen.

## Kitchen 2.30m x 2.61m (7'6" x 8'7")

Window to front aspect. Generous sized U-shaped kitchen allowing with integrated height level oven and space and plumbing for under cabinet fridge and freezer.

## Bedroom 2.63m x 5.28m (8'7" x 17'4")

Window to side aspect. Full range of fitted wardrobes, over bed cabinets and corner vanity dressing area. Recently carpeted.

## Bathroom 2.14m x 2.52m (7'0" x 8'4")

Generous sized bathroom with WC, sink in vanity unit and bath with shower over.

## External

Externally to the front is private parking with allocated spaces for residents. To the sides and rear of the building is communal garden spaces lawned with a range of hedges and trees creating for a private feel.

## Additional Information

We have been informed of the following charges and terms:

- £3004.46 annual current service charge.
- Lease term remaining of 104 years with current annual ground rent of £559.86.

## Disclaimer

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans exactly to scale. These details do not constitute part of any contract and are not to be relied upon as statements of representation or fact. The leasehold details featured within the description have been supplied by the vendor verbally and intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property and leasehold information from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures, or services so cannot confirm that they are in working order and the property is sold on this basis.





Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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