



Madingley Court, Cambridge Road,  
Southport, PR9



2



1



1

**£79,950**

- NO ONWARD CHAIN
- Purpose Built Over 60s Living
- 1st Floor Apartment
- Beautifully Presented
- 2 Bedrooms
- Communal Lounge & Gardens
- Leasehold
- EPC rating TBC





**NO CHAIN** - Northwood are pleased to bring to market a beautifully presented, 2-bedroom, first floor retirement apartment. Conveniently located for Churchtown Shopping Village, Hesketh Park and the Town Centre. This property is turn-key ready and not to be missed!

The apartment has been neutrally decorated throughout and benefits from a well proportioned lay out. In brief the accommodation comprises a spacious entrance hallway, large living room, bright fitted kitchen with integrated appliances, 2 double bedrooms and a modern shower room.

The development itself has an excellent range of communal facilities, including a laundry room, Guest accommodation/suite (subject to availability and booking fee) and a Residents' Lounge with various organised get-togethers. The sale of the apartments are specifically to residents over the age of 60 (or in the case of a couple, one over the age of 60) and there is the reassurance of alarm units throughout the apartment to call the House Manager or, out of hours, a central care-line Centre.

Externally there are well maintained communal gardens that wrap around the building and are an outstanding feature of the development. There is residents' parking to the front, subject to availability.

## 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 laundry facilities, on-site wardens' facilities, lift/stairs and the rear gardens. Lift access to all floors.

## Entrance 2.09m x 2.53m (6'11" x 8'4")

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

## Living Room 5.9m x 3.2m (19'5" x 10'6")

Window to the front aspect. Tastefully finished with glazed double doors into kitchen and featuring a beautiful limestone mantle piece with an electric flame effect fire.

## Kitchen 2.3m x 2.61m (7'6" x 8'7")

A modern fitted kitchen is finished with a range of cream base and wall cabinets with a contrasting countertop and stainless-steel sink. A range of integrated appliances include fridge/freezer, electric oven and hob and Bosch microwave.

## Shower Room 2.04m x 1.68m (6'8" x 5'6")

Shower room with suite comprising WC, wall mounted vanity sink and large shower enclosure.

## Bedroom One 4.57m x 2.81m (15'0" x 9'2")

Window to front aspect. Full range of fitted wardrobes.

## Bedroom Two 4.16m x 2.8m (13'7" x 9'2")

Window to the front aspect. Decorated neutrally with cream carpet, currently used as a dining room however would make an ideal 2nd bedroom with the benefit of built in wardrobe.

## Additional Information

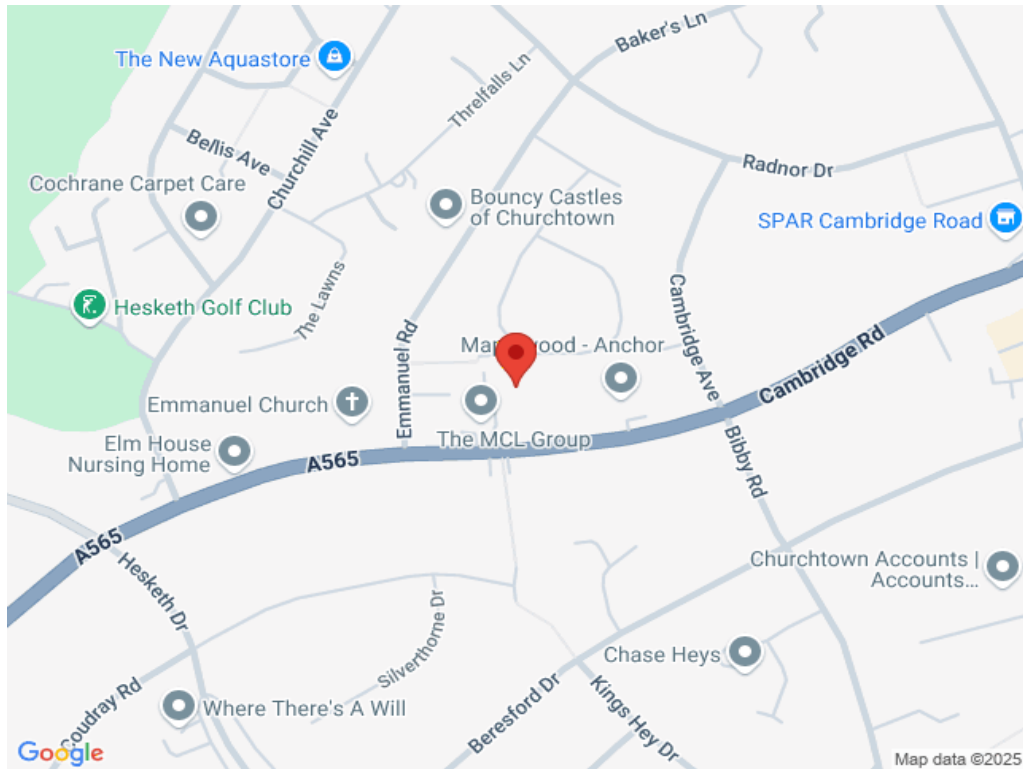
The ground rent is £700 per annum and the service charge is understood to be around £4,580 per annum as a contribution towards the building's insurance premium, cleaning, lighting and heating of the communal areas, House Manager, Care Line, gardening, window cleaning, managing agents' fees, lift and general maintenance.

## 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.







Northwood Southport and Ormskirk

01704 545 657

[southport@northwooduk.com](mailto:southport@northwooduk.com)