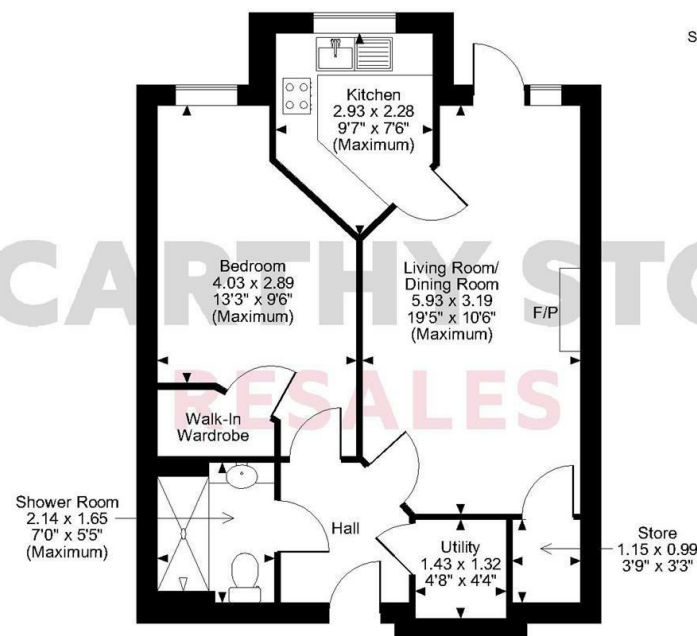


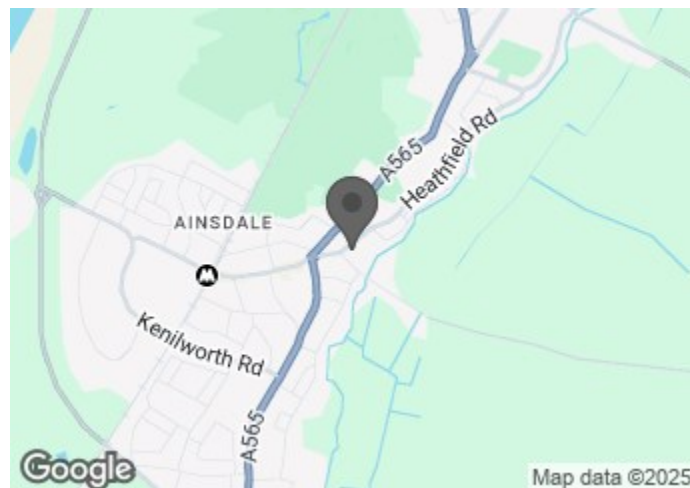
Charlotte Court, Mill Road, Southport, Merseyside  
Approximate Gross Internal Area  
504 Sq Ft/47 Sq M



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
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**COUNCIL TAX BAND: C**



| Energy Efficiency Rating                    |           |           |
|---|-----------|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          | <b>85</b> | <b>85</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |

**McCARTHY STONE**  
**RESALES**

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**McCARTHY STONE**  
**RESALES**

## 2 CHARLOTTE COURT

2A MILL ROAD, SOUTHPORT, PR8 3BF



ONE bedroom GROUND FLOOR apartment with PATIO. Close to Ainsdale amenities, and a bus stop in easy reach for travelling further afield. An age exclusive popular McCarthy Stone development for the OVER 60'S.

SERVICE CHARGE AND GROUND RENT PAID FOR FIRST 12 MONTHS

**PRICE REDUCTION**

**ASKING PRICE £135,000 LEASEHOLD**

For further details, please call **0345 556 4104**  
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk



# CHARLOTTE COURT, 2A MILL ROAD,

## SUMMARY

Charlotte Court was built by McCarthy & Stone has been designed and constructed for modern retirement living. The development consists of 32 one and two-bedroom retirement apartments for the over 60s. The apartments boast Sky/Sky+ connection points in living room, fitted wardrobes in main bedroom and video entry system from the main doors with visual direct to your TV.

The dedicated House Manager is on site during working hours to take care of things and make you feel at home. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability).

It is a condition of purchase that residents must meet the age requirement of 60 years or over.

## LOCAL AREA

A small and picturesque village in England's north, Ainsdale has plenty to offer retirees. The village centre contains a wide selection of shops and eateries with numerous attractions found at Ainsdale Beach, located close by.

Here you'll find the area's famous sand dunes – part of the Sefton Coast and the result of sand from the beach blown inland and trapped by marram grass and other specialist coastal plants.

Ainsdale train station offers great services to local areas



and is found on the Northern Line of the Merseyrail Network which puts it between Southport and Liverpool. Trains run every 15 minutes with connections available from early morning until late evening.

Local bus services also connect the area with Arriva operating numerous services within Ainsdale. These include connections between Crossens and Formby (44/44A), Banks and Liverpool (47), Southport and Liverpool (48/48A) and between Crossens and Woodvale (49/49A).

## ENTRANCE HALL

Front door with spy hole leads to the large entrance hall - the 24-hour Appello emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the lounge, bedroom and bathroom.

## LOUNGE

Spacious lounge with ample space for dining, as well as a useful room off the lounge for storage. A door leads to a patio area, which leads onto the landscaped gardens. There is a feature electric fire with surround which acts as an attractive focal point. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights, fitted carpets, raised electric power sockets. Partially glazed door leads onto a separate kitchen.

## KITCHEN

Fully tiled and fitted kitchen with a range of modern low and eye level units and drawers with a work surface. Stainless steel sink with mono lever tap, drainer and UPVC double glazed window above. Eye level oven, ceramic hob, cooker hood and integral fridge freezer.



# 1 BEDROOMS £135,000

## BEDROOM ONE

Double bedroom with door to walk-in wardrobe housing rails and shelving. TV and telephone points, Sky/Sky+ connection point. Ceiling light, fitted carpets, raised electric power sockets.

## SHOWER ROOM

Fully tiled and fitted with suite comprising of level access shower with glass screen. Low level WC, vanity unit with wash basin and illuminated mirror. Shaving point, electric heater, heated towel rails and extractor fan.

## SERVICE CHARGE (BREAKDOWN)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £2,996.96 per annum (for financial year ending 30/06/2025).

## CAR PARKING (PERMIT SCHEME)

Parking is by allocated space subject to availability. The fee is £250 per annum. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

## LEASE INFORMATION

Lease: 999 years from 1st Jan 2016  
Ground rent: £425 per annum  
Ground rent Review: 1st Jan 2031

## ADDITIONAL INFORMATION & SERVICES

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

