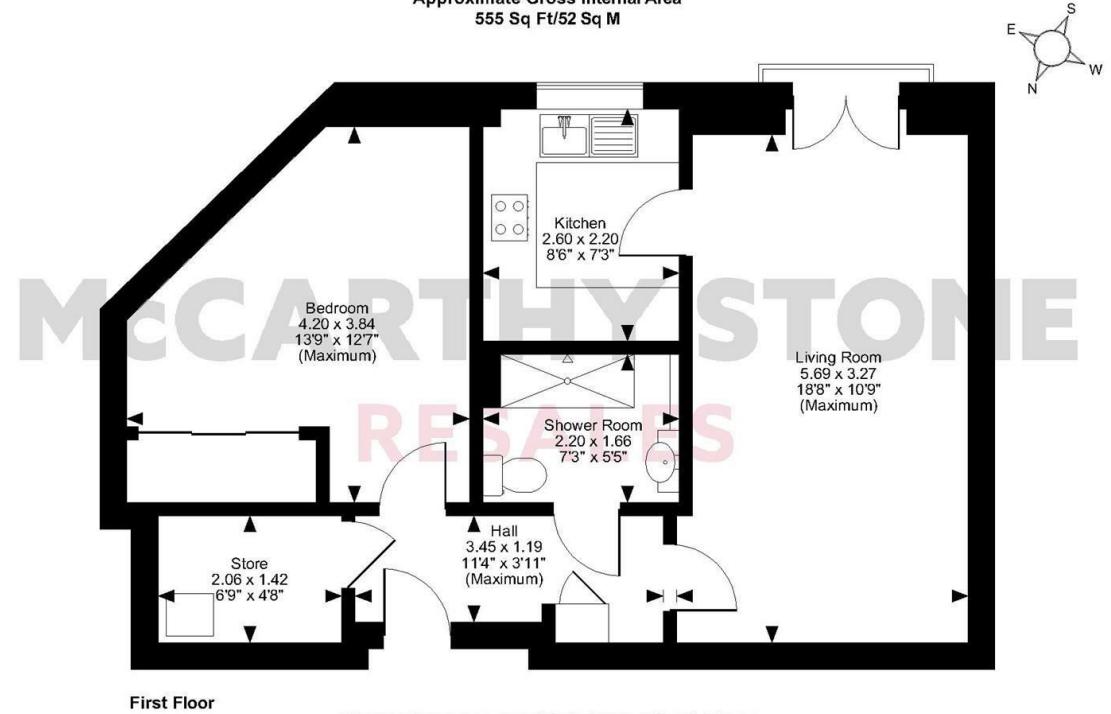
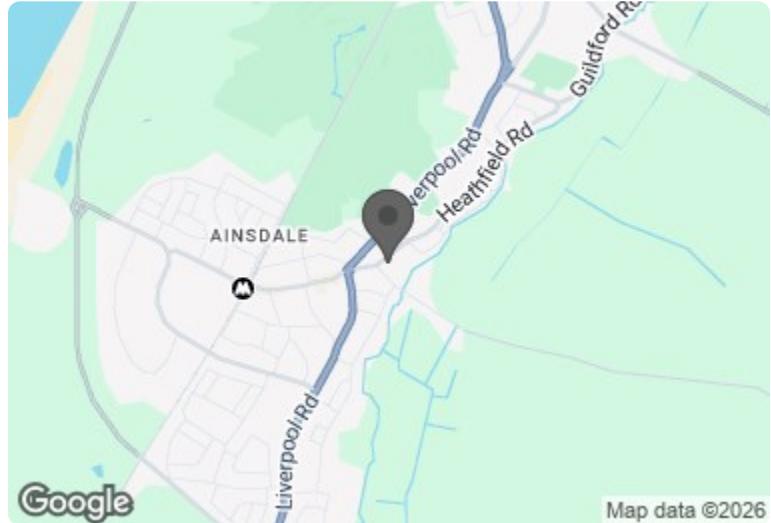


Charlotte Court, Mill Road, Southport  
Approximate Gross Internal Area  
555 Sq Ft/52 Sq M



**Council Tax Band: C**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	88	88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



**14 Charlotte Court**  
2A Mill Road, Southport, PR8 3BF

**PRICE  
REDUCED**



**PRICE REDUCTION**

**Asking price £115,000 Leasehold**

ONE bedroom FIRST FLOOR apartment with a Juliet balcony. 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.

**Call us on 0345 556 4104 to find out more.**

# Charlotte Court, 2A Mill Road, Southport

## 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).



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## Entrance Hall

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

## Lounge

Spacious lounge benefiting from a Juliet balcony and ample space for a small dining table and chairs, TV and telephone points, Sky/Sky+ connection point. Two ceiling lights, fitted carpets, raised electric power sockets. Partially double glazed door lead 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.

## Bedroom One

Double bedroom with mirrored fitted 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



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1 Bed | £115,000

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: £3,152.62 per annum (for financial year end 30/06/2026).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

## 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 date: 1st January 2031

## Moving Made Easy & Additional Information

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled.
  - Part Exchange service to help you move without the hassle of having to sell your own home.
  - Removal Services that can help you declutter and move you in to your new home.
  - Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.
- FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT
- Fibre to Cabinet Broadband available
  - Mains water and electricity
  - Electric under floor heating
  - Mains drainage



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