



Flat 5 Mountwood Lodge, Shore Road, Ainsdale, Southport, PR8 2RB
£119,000

Subject to Contract

This retirement flat is situated on the second floor of a purpose built development of shared ownership flats aimed at buyers over 55 years of age. The development is situated in the centre of Ainsdale Village, which has an exciting variety of independent, local shops, cafes, restaurants and the railway station within a short walking distance. The centrally heated and double glazed accommodation briefly includes; a communal entrance hall, stairs and lift to the second floor, private entrance hall, lounge with south facing balcony, dining kitchen, two bedrooms and a shower room. This flat is offered for sale on a 70% shared equity basis and no rent charge is due on the remaining 30%. No chain delay

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Southport's Estate Agent

Communal Entrance

Entry phone system, stairs and lift to the second floor.

Second Floor

Private Entrance Hall

Entry phone handset, useful storage cupboard.

Lounge - 5.18m x 3.73m (17'0" x 12'3")

Fire surround with electric fire, Upvc double glazed sliding door and side screen leading to a south facing balcony with views over front garden and towards Ainsdale Village.

Dining Kitchen - 3.78m x 2.26m (12'5" x 7'5")

Upvc double glazed windows to front and side. Single drainer sink unit and mixer tap, a range of base units with cupboards and drawers, wall cupboards and working surfaces. Plumbing for washing machine.

Utility Room - 1.22m x 1.68m (4'0" x 5'6")

Upvc double glazed window, 'Worcester' gas central heating boiler. Airing cupboard with water cylinder.

Bedroom 1 - 3.76m x 3.76m (12'4" x 12'4")

Upvc double glazed window.

Bedroom 2 - 3.76m x 2.18m (12'4" x 7'2")

Upvc double glazed window.

Shower Room - 2.44m x 2.11m (8'0" x 6'11")

Shower enclosure with thermostatic shower, pedestal wash hand basin, low level Wc. Upvc double glazed window.

Outside

Communal gardens to front and rear. Car parking is available on a first come first serve basis.

Service Charge

We understand that the current service charge is £226 per month, but this will be lowered to £206 from the 1st April 2025. We are also advised that the Managing Agents are currently obtaining quotes for the replacement of the lift. This is a development of shared ownership, retirement flats with a minimum age of 55 years but all owners need to be retired. This flat represents a 70% shared ownership and there is no rent charge on the remaining 30%.

Council Tax

Sefton MBC band C

Tenure

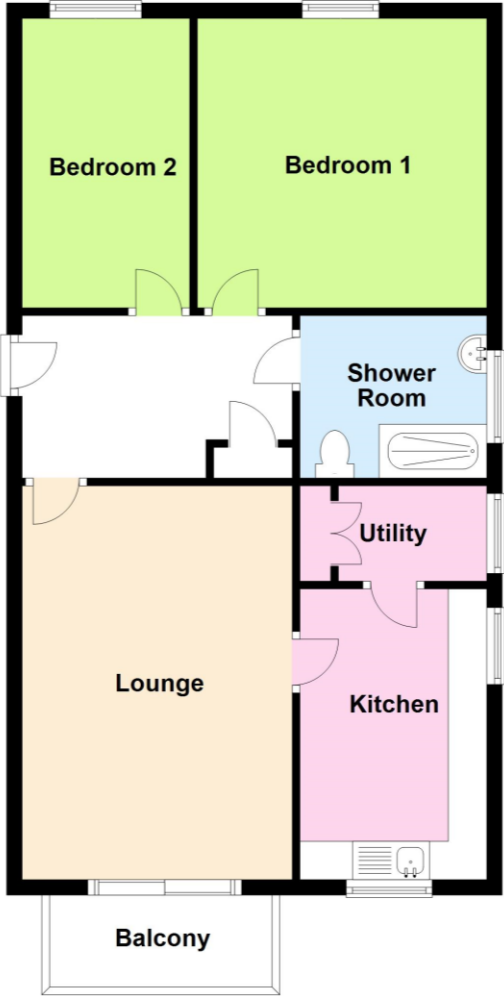
Leasehold for the term of 99 years from and including 10 September 2014.

Note

In accordance with the Estate Agents Act we would advise that the seller is a relative of an employee of Chris Tinsley Estate Agents.



Second Floor



Floor plans are for illustration only and not to scale
Plan produced using PlanUp.

| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient – lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 79 | 79 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient – higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



Chris Tinsley Estate Agents confirm that they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.