



### **3 The Woodlands, Ainsdale, Southport, PR8 3LN**

**£85,000**

**Subject to Contract**

This two bedroom first floor apartment is located just a short stroll away from the plentiful amenities of Ainsdale Village, and is situated to the first floor of this popular purpose built development. The property is offered to buyers aged 60 year or over on a 70/30% shared ownership basis with Anchor Housing, and the accommodation briefly includes; ground floor private entrance with stairs to first floor including stair lift. First floor landing giving access to lounge/diner and kitchen with a range of appliances, there are two bedrooms and bathroom with Wc. Viewings are by appointment with Chris Tinsley Estate Agents.

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*Southport's Estate Agent*

Chris Tinsley Estate Agents is a trading name of ECT Consultancy Services Limited, Company number 05388167, registered in England and Wales



### Private Ground Floor Entrance Hall

Entrance door and stairs to first floor accommodation. Emergency pull cord, useful built in cupboard with hanging space and electric wall heater.

### First Floor Landing

Built in airing cupboard housing hot water cylinder and loft access. Door leads to....

### Lounge Diner - 4.39m x 6.15m (14'5" overall measurements into bay x 20'2")

Upvc double glazed box bay window overlooking the development, electric storage heaters and entry phone handset to one wall. Emergency pull cord, wall grip and door leads to...

### Kitchen - 2.95m x 2.01m (9'8" x 6'7")

Upvc double glazed window to front of development, modern style kitchen incorporating a range of built in base units with cupboards and drawers, wall cupboards and working surfaces. Single bowl sink unit with mixer tap and drainer. Appliances include 'Belling' ceramic style four ring hob with concealed extractor hood above, electric oven and plumbing is available for washing machine. Door to useful built in pantry cupboard situated to over stairs, emergency pullcord.

### Bedroom 1 - 3.56m x 2.79m (11'8" x 9'2" excluding entry door recess)

Upvc double glazed window overlooks communal gardens to rear of development, wall grip and emergency pull cord, electric wall heater.

### Bedroom 2 - 2.57m x 2.36m (8'5" x 7'9")

Upvc double glazed window overlooks communal gardens to rear of development, electric wall heater.

### Bathroom/WC - 2.57m x 2.06m (8'5" reducing to 5'5" x 6'9" overall measurements)

Opaque Upvc double glazed window with three piece white suite comprising of low level Wc, vanity wash hand basin with mixer tap and cupboards below and panelled bath. Tiled walls and emergency pull cord.

### Outside

The development is situated in Ainsdale Village and provides convened and easy reach to a wealth of amenities including the Southport to Liverpool commuter line and A565 commuter links. The property benefits from allocated parking and communal gardens. Visitor parking is also available.

### Note

The property is being offered for sale through Anchor Housing and their leasehold scheme for the elderly.

### Council Tax

Sefton MBC band A.

### Tenure

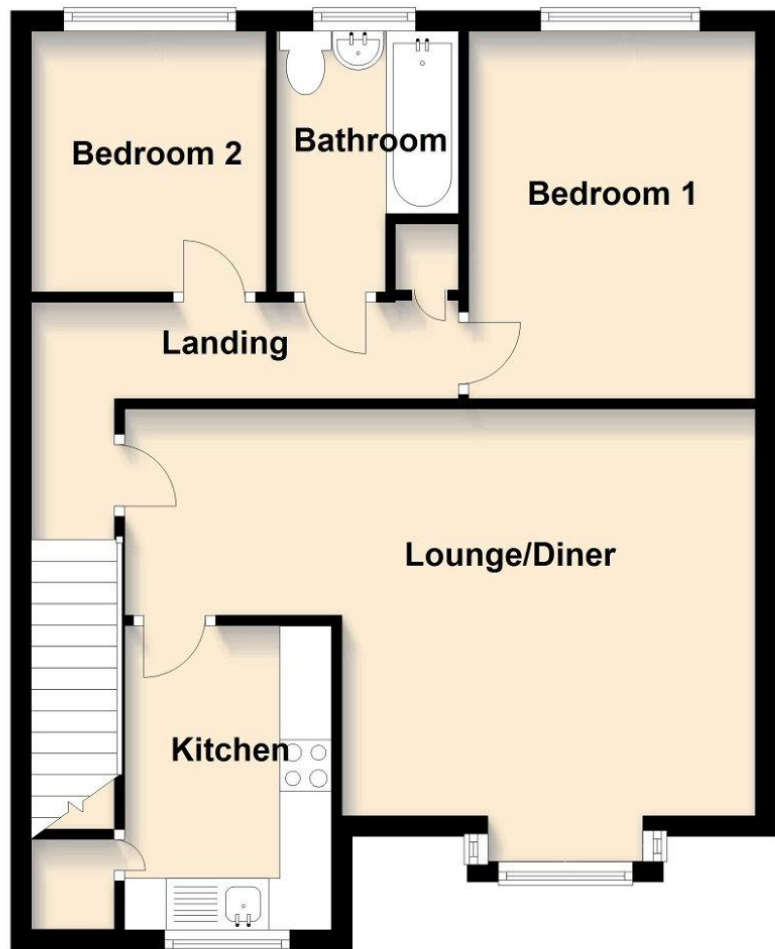
Leasehold 99 years from 3 April 1992.

### Service Charge

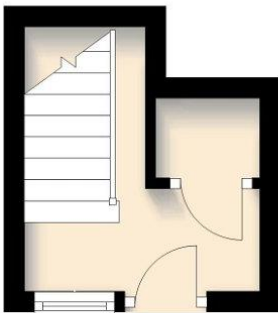
The service charge is £248.19 per month this covers all outside maintenance costs, including gardens, fencing and repairs to the outside of properties. It also includes some internal work, such as the new (within the last five years) storage heaters, maintenance of ring-pull alarm system, checks on internal wiring.



## First Floor



## Ground 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	76
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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