



**‘The Chesters’, Flat 5, Churchtown Gardens
Churchtown, PR9 9SW £195,000
‘Subject to Contract’**

Retirement apartments of this size are very rare to market, especially given its convenient location situated in the heart of Churchtown Village. Located to the ground floor of a purpose-built retirement development for the over 55's, the accommodation briefly includes; generous entrance hall with ample storage, large lounge/diner leading via French patio doors to rear facing communal gardens and patio area. Separate breakfast kitchen and two double bedrooms. The main bathroom offers a five-piece suite. Night storage heating is installed together with Upvc double glazing, and the development facilities include; emergency pull cords, House Manager, resident's lounge and guest suite. There is also access to a fitness suite including sauna to the first floor! The communal gardens are very well tended, and parking is available. The property is very conveniently situated for the plentiful facilities of vibrant Churchtown Village, being close to shops, Dr's Surgeries and a number of bus services including convenient access to Lord Street, Southport Town Centre and Preston.

Communal Entrance Hall

Entry phone system. House Managers' office, guest room. There is also separate communal entrance access to side of development, being more convenient for access to Flat 5

Private Entrance Hall

A spacious welcoming entrance hall with airing cupboard housing hot water cylinder, shelving and electrical consumer unit. Entry phone handset and emergency pull cord. Separate fitted cupboards to one wall. Dado and plate rail.

Lounge/Diner - 6.5m x 5.28m (21'4" x 17'4" into bay)

Upvc double glazed double doors open to side communal flagged patio area and gardens, Upvc double glazed bay window to front. Wall light points. Security pull cord, electric fire with Marble interior and hearth including stained fire surround to one wall, night storage heater.

Kitchen - 3.84m x 1.93m (12'7" x 6'4")

Upvc double glazed window overlooking communal gardens to side. The kitchen is arranged with a number of attractive built-in base units including cupboards and drawers, wall cupboards with under unit lighting and working surfaces. One and a half bowl sink unit with mixer tap and drainer. Partial wall tiling. Retractable breakfast bar to one wall. Appliances include; electric double oven, four ring ceramic hob with concealed extractor hood over. Fridge and freezer, plumbing available for slimline dish washer & washing machine.

Bedroom 1 - 4.44m x 4.72m (14'7" x 15'6" overall measurements from rear of wardrobes into door recess)

Upvc double glazed window, extensive range of fitted wardrobes, storage cupboards and glazed display niches over bedside cabinets and drawers. Knee-hole dressing table and drawers, ceiling rose, night storage heater.

Bedroom 2/Dining Room - 4.44m x 2.84m (14'7" overall measurements x 9'4" into recess)

Upvc double glazed window, emergency pull cords, night storage heater.

Bathroom/WC - 3.4m x 1.88m (11'2" x 6'2")

Five-piece suite comprising of wet area including wall grip and plumbed in shower, vanity wash hand basin incorporating low level Wc and bidet, display cabinets and cupboards below. Twin grip panelled bath with mixer tap and telephone style shower attachment, wall grip and wall tiling. heated towel rail and extractor.

Outside

Communal gardens, communal car parking.

Facilities

There is a part time House Manager working 16 hours a week, Tuesdays -Friday 9am - 1pm and he supervises the day to day running of the development. Facilities include a fitness suite, resident lounge, communal store and guest suite. Emergency pull cords in the flat are linked to Appello Care Line BABC and the House manager when he is available.

Maintenance

The property is managed by First Port and the current service charge, per annum, for the year April 24 to March 25 is £4,711 payable half-yearly. (subject to formal verification). Ground Rent is £310.00 per annum.

Note

Please note we understand there to be an age restriction in place and residents are to be over 55 years old.

Tenure

The tenure of the property is leasehold for the remainder of a term of 125 years from 1 April 2001.

Council Tax

Sefton council band D.



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) A			
(81-91) B			
(69-80) C			
(55-68) D		71	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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