



BRIGHOUSE
WOLFF

Flat 3 Charlotte Court Mill Road, Ainsdale, PR8 3BF
Asking Price £167,000



A modern 2 bedroom ground floor retirement apartment which is set in the much sought after Ainsdale Village. It is a condition of the purchase that all residents must meet the minimum age requirement of 60 years or over.

Charlotte Court was 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 the living room, fitted wardrobes in the main bedroom area and security intercom video entry system from the main doors with visual direct to your TV.

The property is set within easy access of Ainsdale village centre with it's wide variety of shops, supermarkets, restaurants, bistro's and bars. Ainsdale station is also situated locally and provides direct rail travel into Liverpool city centre via Formby & Crosby. Ainsdale Beach & Sand dunes are located within a short drive.

The flexible accommodation which is modern, light and fitted to a high specification briefly comprises; Communal hallway, entrance hallway with utility area and separate large storage area, lounge/diner opening onto an enclosed sun deck which faces in a sunny South Easterly direction, modern fitted kitchen, two double bedrooms and modern shower suite, whilst further communal areas include but are not limited to hallways, lift and stairs to all floors, large residents lounge & kitchen area. To the exterior are very pleasant and well maintained communal gardens providing excellent outdoor living space.

Please do contact us today to arrange a convenient time to view this excellent apartment.

DEVELOPMENT INFORMATION

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).

DEVELOPMENT ENTRANCE

Security intercom access system, access to the communal lounge & kitchen, stairs & lift to all floors.

ACCOMMODATION

GROUND FLOOR

APARTMENT 3

ENTRANCE HALLWAY

Entrance door provides access to all accommodation, ceiling lighting, large storage cupboard/utility

STORAGE ROOM

6'7" x 3'10" (2.03 x 1.19)

Set off the main hallway is a large storage cupboard which has power and light.

LOUNGE

15'3" x 10'11" (4.66 x 3.33)

With double glazed door and window to the rear aspect, secondary window to the side, modern electric wall heater, tv point, ceiling lighting, double French doors lead into the kitchen.

MODERN KITCHEN

8'0" x 7'4" (2.46 x 2.25)

Fitted with a modern range of wall and base units together with contrasting work surfaces and splash backs and a range of integrated appliances. With electric hob & oven, sink and drainer unit, ceiling lighting and double glazed window.

BEDROOM 1

12'0" max x 9'4" (3.68 max x 2.85)

Double glazed window, modern electric wall heater, ceiling lighting & a large walk in wardrobe.

BEDROOM 2

11'4" x 9'1" (3.47 x 2.79)

Double glazed window, modern electric wall heater and ceiling lighting

SHOWER SUITE

7'7" x 6'11" (2.33 x 2.11)

Fitted with a modern three piece suite comprising; shower enclosure with overhead shower and shower screens, low level wc and vanity wash basin. Partially tiled walls, tiled flooring, stainless steel sink and drainer unit, ceiling lighting & extractor fan.

EXTERIOR

GARDENS & PARKING

The development further benefits from well stocked and well maintained garden areas for the use of all residents.

We are also informed by the Property Manager that Parking spaces are available at a cost of £250 per annum subject to availability.

DEVELOPMENT FACILITIES

Also for the benefit and usage of all residents is a large and modern communal lounge area which has furniture, chairs and tables, a feature electric fire set in a a fire place, double glazed windows and patio doors leading into the main gardens. Located off the main lounge area is residents kitchen with tea/coffee making facilities.

A guest bedroom/suite operating on a diary system can also be booked for a small fee if desired.

MATERIAL INFORMATION

TENURE

LEASEHOLD

DATE: 30 AUGUST 2016

TERM: 999 YEARS FROM AND INCLUDING 1 JANUARY 2016

MANAGEMENT FEES & COSTS

MANAGEMENT FEES FOR 2 BED APARTMENTS 2024: £4259.49 PA. - £354.96 PM

GROUND RENT:

COUNCIL TAX

INTERNET & BROADBAND

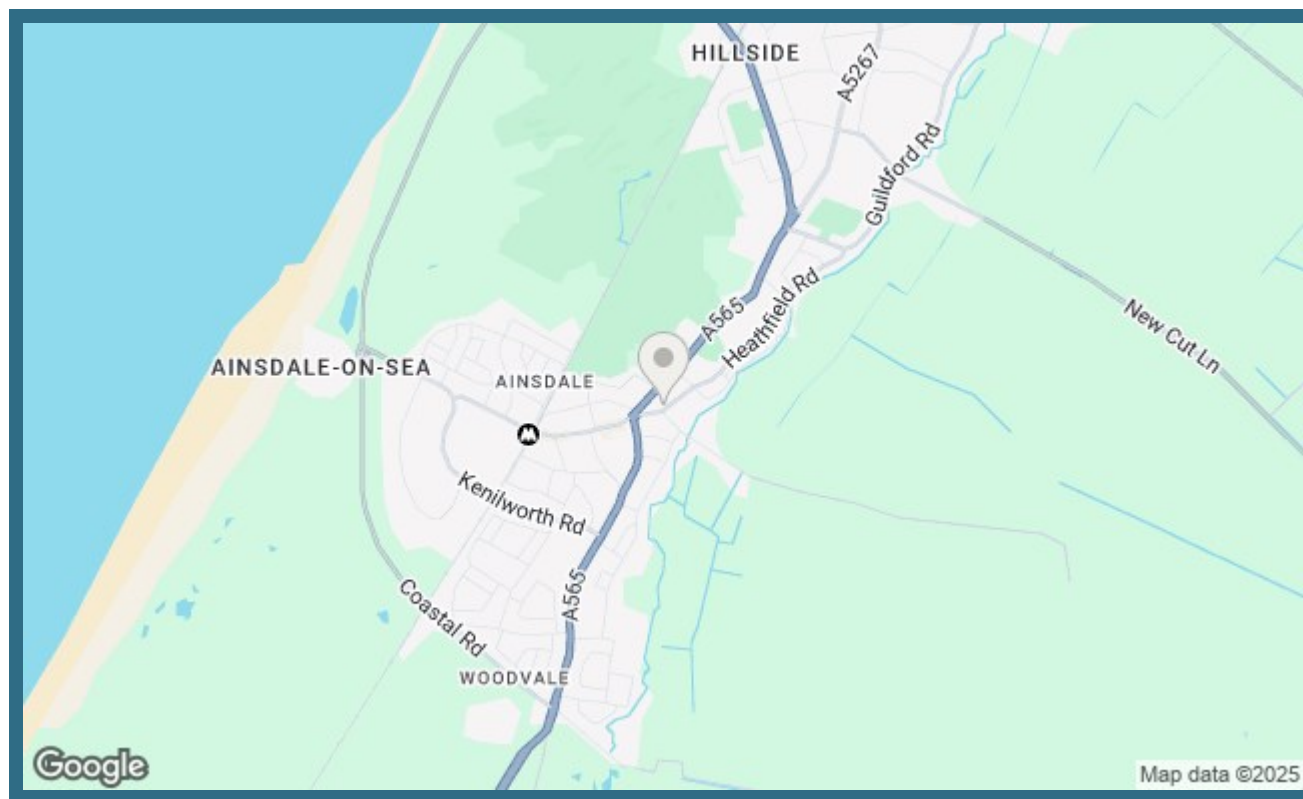
INTERNET: Superfast Broadband available

MOBILE PHONE: Voice & Data Available

CONSTRUCTION

Three storey apartment block with 32 apartments within. Brick and rendered exterior walls and gables, pitched tiled roofs.

VIEWING BY APPOINTMENT



Important Information

We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

GROUND FLOOR
692 sq.ft. (64.3 sq.m.) approx.



TOTAL FLOOR AREA : 692 sq.ft. (64.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	83	83
(81-91) B		
(69-80) C		
(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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 



