




-  First Floor Retirement Apartment with Lift
-  One Double Bedroom
-  Shower Room

-  Modern Fitted Kitchen
-  Communal Residents Lounge
-  Economy 7 Heating

Price: £59,950 Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008





An immaculately presented first floor one bedroom retirement apartment overlooking gardens with communal facilities and lift access.

The apartment offers easily managed accommodation comprising Private Hall with storage cupboard, Living Room, Kitchen, double Bedroom with built in wardrobe and Shower Room. Economy 7 heating is installed and there is an Estate Manager together with Alarm Pull Cords/pendant providing 24 hour support. To the ground floor there is a communal Residents' Lounge, and Laundry facilities to the first floor. The apartment is located to the rear of the development and overlooks the gardens.

The sale of the apartment is specifically to residents over the age of 60 and there is the benefit of a Resident House Manager or, out of hours, a central care-line centre.

Maplewood is located to the corner of Cambridge Road and Cambridge Avenue with the many amenities of Churchtown Village, Hesketh Park and public transport facilities all being readily accessible. The development stands in well maintained communal lawned gardens with established borders to the front and rear. There are communal parking facilities, subject to availability.



Communal Hall - with stairs or lift to all floors.

First Floor:

Private Hall - with intercom system and storage cupboards with mirrored doors.

Living Room - 17' 5" x 10' 4" (5.31m x 3.15m)

Kitchen - 7' x 6' 11" (2.13m x 2.11m)

Bedroom - 14' 1" x 8' 11" (4.29m x 2.72m) plus wardrobe

Shower Room - 6'11" x 6'6" (2.10m x 1.99m)

Outside:

The development stands in well maintained communal lawned gardens with established borders to the front and rear. There are communal parking facilities, subject to availability.

Residential Facilities:

There is a communal lounge to the ground floor of the development with adjacent kitchen for preparing tea and coffee. There is also a sitting area adjacent to the communal rear garden which has sitting areas. To the first floor there is a Laundry with washing machine and tumble dryer for the use of all residents. There is a Estate Manager (Mon-Fri) within the development and 24 hour support is provided through the alarm pull cords and pendants.

Council Tax:

Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band B.

Tenure: Leasehold for the residue of the term 125 years from 1st January 1986 subject to an annual ground rent of £60 which increases by £25 every 25 years.

Service Charge: There is an annual service charge of £3,191.16 as a contribution towards buildings insurance, window cleaning, gardening, lift maintenance and insurance, heating, lighting and cleaning of communal areas.

Mobile Phone Signal:

Check signal strengths by clicking this link:
<https://www.signalchecker.co.uk/>

Broadband:

Check the availability by clicking this link:
<https://labs.thinkbroadband.com/local/index.php>

NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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First Floor

Approx. 44.9 sq. metres (483.4 sq. feet)



Total area: approx. 44.9 sq. metres (483.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

Karen Potter Estate Agents confirm 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 as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



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