





AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED of this first floor retirement apartment located immediately adjacent to Churchtown Village.

In the opinion of the Agents, the apartment offers luxuriously appointed, attractively planned and generously proportioned accommodation. The apartment is installed with upvc double glazing and electric heating on the Economy 7 tariff and comprises Hall with built in storage cupboard, Front Living Room, Fitted Kitchen, two Fitted Bedrooms and Shower Room.

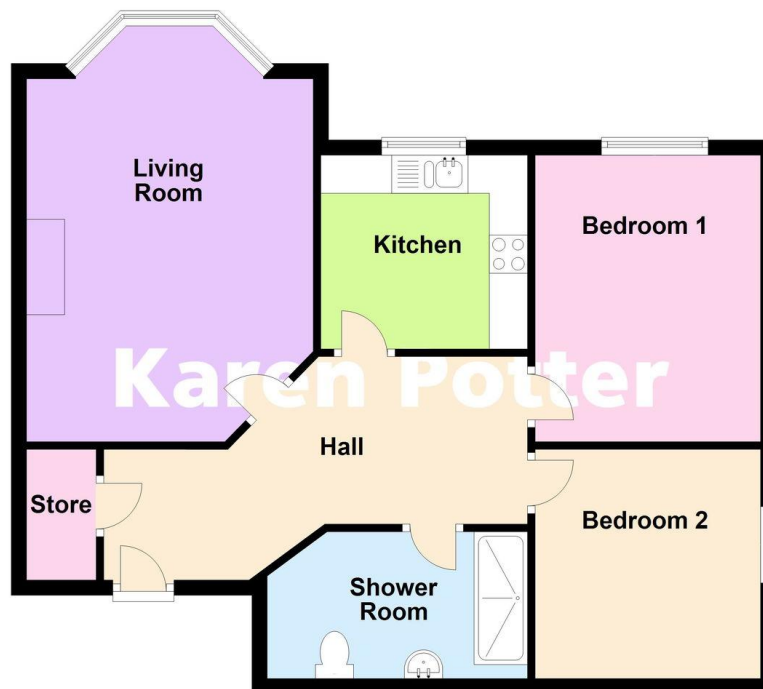
There are a range of communal facilities within the development including two Residents' Lounges; Guest accommodation (subject to availability and booking fee). The sale of the apartments are specifically to residents over the age of 55 and there is the benefit of alarm units throughout the apartment to call the House Manager or, out of hours, a central care-line centre.



CHURCHTOWN GARDENS,
MARSHSIDE, SOUTHPORT PR9 9SW

First Floor

Approx. 66.0 sq. metres (710.8 sq. feet)



Total area: approx. 66.0 sq. metres (710.8 sq. feet)



Ground Floor:

Communal Entrance with House Manager's Office, two Residents' Lounges, stairs and lift to the first floor.

First Floor:

Landing

Private Hall

Living Room - 5.46m into bay x 3.76m overall (17'11" x 12'4")

Kitchen - 2.72m x 2.54m (8'11" x 8'4")

Bedroom 1 - 3.76m x 2.95m (12'4" x 9'8")

Bedroom 2 - 3m x 2.95m (9'10" x 9'8")

Shower Room

Outside: There are particularly well maintained, established gardens adjoining the development planned with lawns, borders, established trees and shrubs together with various sitting areas.

Council Tax: Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band (D)

Tenure: Leasehold for the remainder of 125 years commencing 1 April 2001, subject to an annual ground rent of £310.34

Service Charge: The service charge (as of July 2025) amounts to approximately £4,617.84 per annum to include buildings insurance, gardening, window cleaning, cleaning and lighting of the communal areas, general maintenance, Managing Agents fees, lift maintenance etc.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		