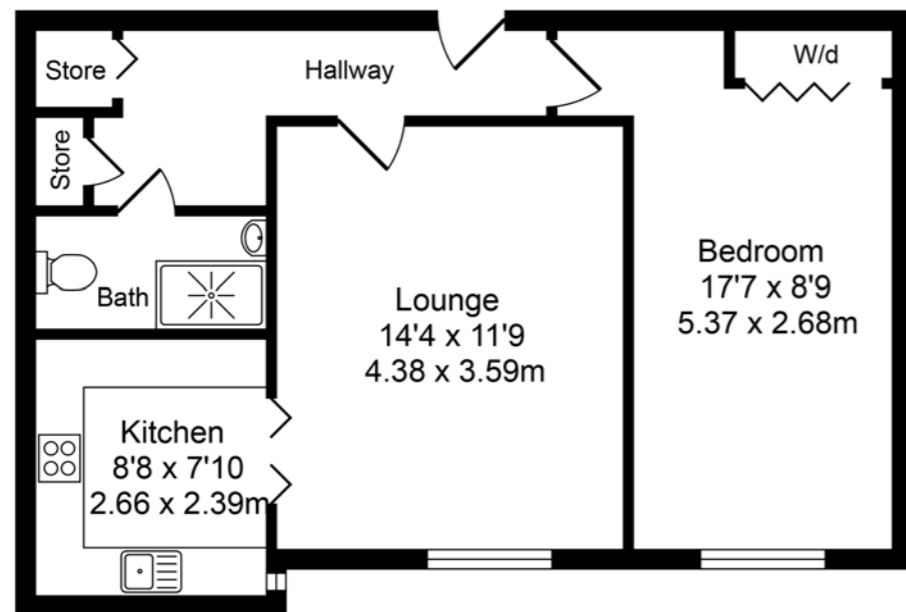




Southport: 01704 778668
 Ormskirk: 01695 570102
 Parbold: 01257 442789
 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 524 Sq.ft. (48.7 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Approx. Floor Area 524 Sq.Ft (48.7 Sq.M.)



Tenure: We are advised by our client that the property is Leasehold
 Term of Lease: 125 years from 1st November 1993
 Years Remaining on Lease: 94 years
 Service Charge: £1412 every 6 months (collected 1st Sept & 1st March)
 Ground Rent: £275 every 6 months (collected 18th Sept & 18th March)
 Council Tax Band: B
 Details Prepared: 11/09/2024

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



Arnold & Phillips are pleased to offer this charming one-bedroom, second-floor apartment, located in the sought-after Stirling Court development along St Clair Drive, in the heart of Churchtown village, Southport. Exclusively for residents over 60, this prestigious property combines comfort with convenience in a peaceful and well-maintained community. Positioned within walking distance to Churchtown village, local shops, cafes, and essential amenities are easily accessible, while nearby healthcare services and recreational facilities make this location highly appealing.

Churchtown is a delightful village that offers a relaxed lifestyle with an array of parks, including the beautiful Botanic Gardens, just a short stroll away. The area also benefits from excellent public transport links, with nearby bus routes providing direct access to Southport town centre and surrounding areas. For those who drive, the development offers convenient access to major roads, connecting you to key destinations such as Ormskirk and Preston.

The property is approached via a well-maintained communal car park, offering both resident and visitor parking. Access to the building is granted through a secure fob entry system, ensuring safety and peace of mind. The apartment itself is situated on the second floor, easily reached via a modern lift. The building's attractive exterior and communal gardens further enhance its appeal, offering a tranquil and welcoming setting for residents.

Upon entering the apartment, you are greeted by a bright and spacious living room, ideal for relaxing or hosting guests. The adjoining kitchen is well appointed with a range of units, integrated appliances, and ample storage, making it both stylish and functional. Off the central hallway, you will find a modern tiled shower room, complete with a walk-in shower, WC, and vanity wash hand basin. The apartment's double bedroom is generously sized, featuring fitted wardrobes and a lovely view over the surrounding communal gardens, providing a peaceful retreat.

The development itself is highly regarded, with bright and modern communal areas for residents to enjoy. Additional benefits include a convenient laundry room and the reassurance of a full-time resident house manager on-site, offering extra security and assistance when needed. Externally, the property boasts well-tended communal gardens that offer a peaceful space for residents to enjoy outdoor relaxation.

This one-bedroom apartment offers an exceptional opportunity to be part of a friendly, well-established community within a prime Churchtown location. With its well-designed layout, abundance of storage, and excellent on-site facilities, it's the perfect home for those seeking comfort and convenience. Internal inspection is highly recommended to fully appreciate the lifestyle and amenities this development provides.



