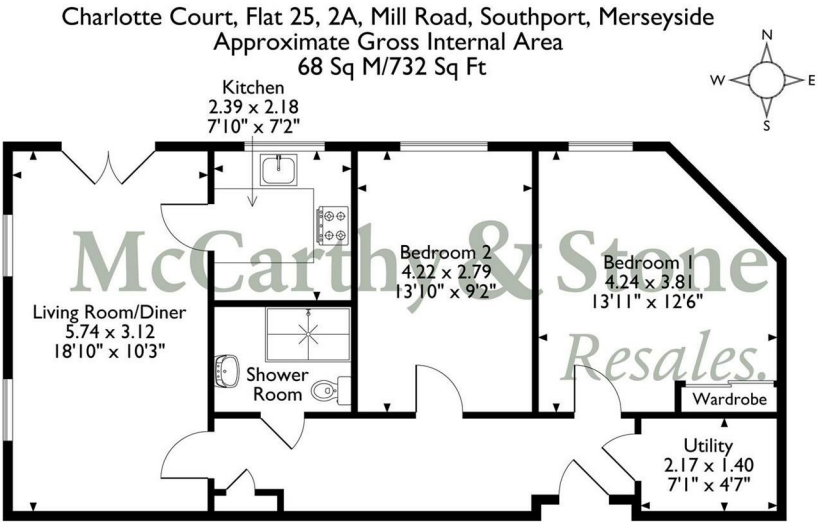
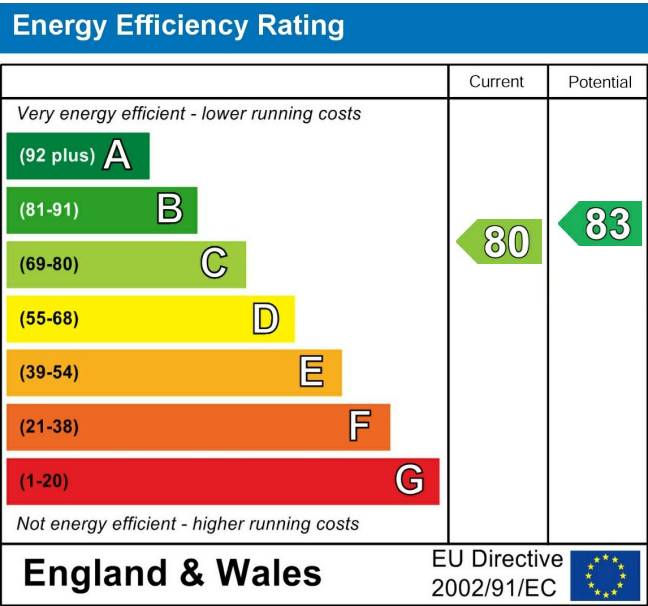
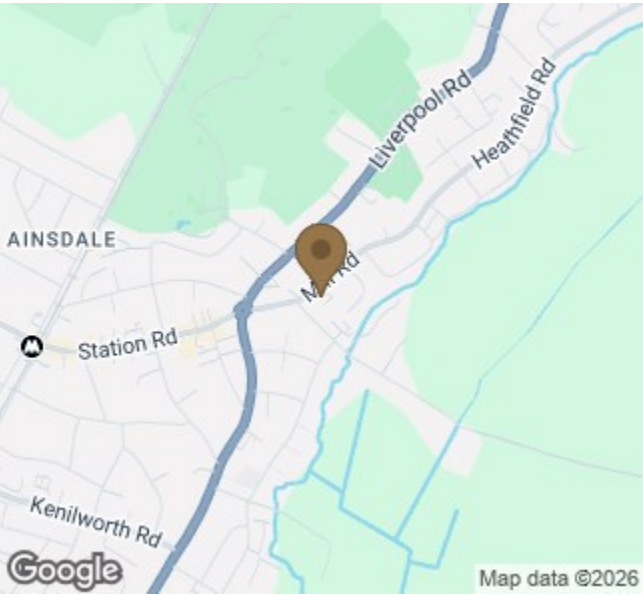




The position & size of doors, windows, appliances and other features are approximate only.
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Registered in England and Wales No. 10716544



25 Charlotte Court

2A Mill Road, Southport, PR8 3BF

2 Council Tax Band: D

Looking for the perfect retirement property?
If you like the idea of living in a close-knit community, with support on hand should you need it, then 25 Charlotte Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £150,000
Leasehold

0345 556 4104
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mccarthyandstoneresales.co.uk

Why you'll love living here:

- TWO BEDROOM first floor apartment with GARDEN VIEWS.
- Dual aspect living room
- House Manager, 24 hour careline
- Homeowners social Lounge
- Guest Suite for visiting family & friends
- Camera door entry + 24-hour emergency call system
- Beautiful Landscaped Gardens
- Part exchange scheme available
- Solicitors and removal quotes can be provided

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

25 Charlotte Court, Southport

 2 |  1 | Asking price £150,000

Summary
Charlotte Court was built by McCarthy & Stone has been designed and constructed for modern retirement living. The development consists of 31 one and two-bedroom retirement apartments for the over 60s. The apartments boast Sky/Sky+ connection points in living room, fitted wardrobes in main bedroom and video entry system from the main doors with visual direct to your TV.

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).

It is a condition of purchase that residents must meet the age requirement of 60 years or over.

Local Area
A small and picturesque village in England's north, Ainsdale has plenty to offer retirees. The village centre contains a wide selection of shops and eateries with numerous attractions found at Ainsdale Beach, located close by.

Here you'll find the area's famous sand dunes – part of the Sefton Coast and the result of sand from the beach blown inland and trapped by marram grass and other specialist coastal plants.

Ainsdale train station offers great services to local areas and is found on the Northern Line of the Merseyrail Network which puts it between Southport and Liverpool. Trains run every 15 minutes with connections available from early morning until late evening.

Local bus services also connect the area with Arriva operating numerous services within Ainsdale. These include connections between Crossens and Formby (44/44A), Banks and Liverpool (47), Southport and Liverpool (48/48A) and between Crossens and Woodvale (49/49A).

Entrance Hall
Front door with spy hole leads to the large entrance hall - the

24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage/utility cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the lounge, bedrooms and bathroom.

Lounge
Bright and spacious dual aspect lounge benefiting from a Juliet balcony with garden views and ample space for dining. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights, fitted carpets, raised electric power sockets. Partially double glazed door lead onto a separate kitchen.

Kitchen
Fully tiled and fitted kitchen with a range of modern low and eye level units and drawers with a work surface. Stainless steel sink with mono lever tap, drainer and UPVC double glazed window above. Eye level oven, ceramic hob, cooker hood and integral fridge freezer.

Bedroom One
Double bedroom with walk in wardrobe which has rails and shelving. TV and telephone points, Sky/Sky+ connection point. Ceiling light, fitted carpets, raised electric power sockets.

Bedroom Two
Spacious second bedroom. Ceiling lights. TV and phone point.

Shower Room
Fully tiled and fitted with suite comprising of level access shower with glass screen. Low level WC, vanity unit with wash basin and illuminated mirror. Shaving point, electric heater, heated towel rails, extractor fan and emergency pull cord.

Service Charge (breakdown)
The annual service charge is £5,066.28, for financial year ending 30th June 2027.

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The annual Service Charge is £5,066.28 for the financial year ending 30/06/2027.

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

Car Parking (Permit Scheme)
Parking is by allocated space subject to availability. The fee is £250per annum. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Lease Information
Lease: 999 years from 1st Jan 2016
Ground Rent: £495 per annum
Ground Rent Review: 1st Jan 2031

Moving Made Easy & Additional Information
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
 - Part Exchange service to help you move without the hassle of having to sell your own home.
 - Removal Services that can help you declutter and move you in to your new home.
 - Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.
- FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

