



Flay 8, Longton Court
2 Shore Road, Ainsdale, PR8 2RB £180,000
'Subject to Contract'

Nestled on the top floor of a well-maintained purpose-built development, this much-improved, modern second-floor apartment is offered with no onward chain. The bright, double-glazed accommodation includes an entrance hall, a welcoming lounge-dining area flowing into a sleek, modern fitted kitchen. Two spacious double bedrooms are accompanied by a stylish, contemporary bathroom suite, a standout feature. The development is surrounded by lush communal gardens, with resident parking at the front and rear. Located just moments from the heart of vibrant Ainsdale Village, you'll have easy access to shops, restaurants, bars, and the Southport-to-Liverpool rail link. Plus, nearby dunes, pinewoods, and Southport Beach offer fantastic walks and off-road cycling adventures.

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Southport's Estate Agent

Communal Hall

Staircase leading to 2nd floor.

Second Floor

Private Entrance Hall

Centrally heated with doors leading to main accommodation.

Lounge/Diner - 5.51m x 3.61m (18'1" into bay x 11'10" into recess)

UPVC double glazed bay window overlooking rear of development, door leads to...

Breakfast Kitchen - 4.83m x 2.26m (15'10" x 7'5")

UPVC double glazed Windows to both sides and overlooking rear of development. Modern fitted kitchen arranged in a cream gloss style with number of built-in base units including cupboards and drawers, wall cupboards and working surfaces with one and a half bowl sink unit, rinse tap and drainer. Appliances include electric oven with flooring ceramic hob and canopy style extractor hood above. Plumbing is available for washing machine, recess spotlighting.

Bedroom One - 3.78m x 3.76m (12'5" x 12'4")

UPVC double glazed window.

Bedroom Two - 3.61m x 1.98m (11'10" x 6'6")

UPVC double glazed window.

Bathroom/WC - 3.43m x 1.75m (11'3" x 5'9")

Modern four piece white suite with opaque UPVC double glazed window. Low-level WC, wash hand basin with mixer tap, panel bath with centre mixer tap and step in shower enclosure with glazed shower screen and thermostatic overhead shower with handheld shower attachment. Tiled walls and flooring, recess spotlighting and extractor.

Outside

The development is set in lawned communal gardens with residence parking to front and rear.

Council Tax

Enquiries made of the council tax evaluation list indicate the property has been placed in Band C.

Tenure

Leasehold for a residue term of 950 years from 13th October 1975 with a ground rent payable of £40 per annum.

Service Charge

We understand the RTM, 'Longton Court Ainsdale' have appointed Anthony James Property Management, Southport to supervise the day to day and the current service charge amounts to £1,200 per annum to include building insurance, upkeep of communal areas and gardens. (Subject to formal verification)



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(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	



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