



**Apartment 3, Smyth Croft
110 Cambridge Road, PR9 9RZ, £310,000
'Subject to Contract'**

A rare opportunity to acquire this exclusive, well presented first floor two-bedroom apartment, offering generous, light-filled living space and a well-designed layout ideal for contemporary living. The property boasts a spacious open-plan living and dining room with direct access to a stylish breakfast kitchen and double doors to 'Juliet Balcony' overlooking front facing communal gardens, perfect for both everyday life and entertaining. There are two well-proportioned double bedrooms, both featuring extensive fitted wardrobes, with the master further enhanced by a large private en-suite. A modern family bathroom and separate utility room add further practicality and convenience. Set within established and well-maintained communal gardens, including secure remote controlled gated access to private garaging, this elegant home combines privacy with a peaceful setting, all within easy reach of the vibrant amenities of historic Churchtown Village.

Communal Entrance Hall

Audio and visual entry door access, an attractive entrance hall with travertine tiled flooring leading to main accommodation. Cupboards to under stairs housing both electric and water meters. Ascend the stairs or lift leading to private inner entrance door of apartment...

First Floor

Reception Hall

Audio and visual colour touch screen entrance panel wall mounted, wall light points and useful deep built in cupboard housing pressurised water cylinder, hanging space and shelving. Wall cupboards, part wall tiling and also housing wall mounted electrical consumer unit. Recessed spotlighting. Double doors lead to...

Living Room/ Dining Area - 8.69m x 4.14m (28'6" overall into bay from rear of wall unit x 13'7" overall)

Upvc double glazed sash windows to side bay, and further Upvc double glazed French doors to Juliet balcony overlooking front. Electric fire with marble effect interior, hearth and surround. Fitted wall units and shelving, knee hole workstation desk and drawers to one wall, recessed spotlighting and glazed inner door leads to...

Breakfast Kitchen - 4.29m x 2.39m (14'1" x 7'10")

Upvc double glazed sash windows overlook front, modern fitted kitchen includes a range of built in base units including cupboards and drawers, wall cupboards with under unit lighting and working surfaces incorporating separate breakfast bar. One and half bowl sink unit with mixer tap and drainer. Wall cupboard houses the 'Worcester' central heated boiler system, part wall tiling and further appliances include 'Neff' four ring ceramic hob, stainless steel splashback and canopy style extractor over. 'Neff' built in electric fan assisted oven and eye level microwave. 'Beko' integrated dishwasher and further integral fridge and freezer. Recessed spotlighting.

Utility Room - 1.3m x 2.06m (4'3" x 6'9")

Built in base units with working surfaces, single bowl sink unit with mixer tap and drainer, wall cupboard with part wall tiling and plumbing available for washing machine and space for tumble dryer. Wall mounted consumer unit.

Bedroom 1 - 5.61m x 3.58m (18'5" x 11'9")

Upvc double glazed French double doors open to Juliet balcony overlooking front of development to Cambridge Road. Fitted wardrobes and drawers, knee hole dressing table, drawers and further door leads to...

En-suite - 2.44m x 2.06m (8'0" x 6'9")

Upvc double glazed sash window to side, three piece modern white suite comprising of low level WC, wash hand basin with mixer tap and corner step in shower enclosure with thermostatic shower, tiled walls and recessed spotlighting.

Bedroom 2 - 5.23m x 3.07m (17'2" x 10'1" to rear of wardrobes)

Upvc double glazed sash window to front, fitted wardrobes and drawers with hanging space and shelving.

Bathroom/WC - 1.68m x 2.72m (5'6" x 8'11")

Three piece modern white suite with low level WC, wash hand basin with mixer tap and panelled bath with glazed shower screen, mixer tap, wall grips and plumbed in shower. Ladder style chrome heated towel rail, part wall tiling with recessed spotlighting.

Outside

Well tended and attractive communal gardens to both front and rear. Borders are well stocked with a variety of plants, shrubs and trees. Parking is available to front, mainly for visitors, but owners can also use. Remote control wrought iron gated secure side access leads to rear of property and private garages with garage access via remote up and over door including electric light and power supply and measures approximately 17' 6" x 9'6".

Service Charge

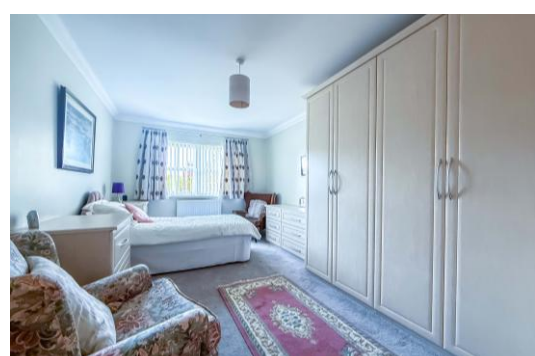
We understand the service charge is payable at approximately £1800 per annum as a contribution towards building insurance, lift maintenance, window cleaning and up keep of the communal areas including the gardens. The management company is operated by the apartment owners themselves, and each apartment owns one sixth share of the management company.

Council Tax

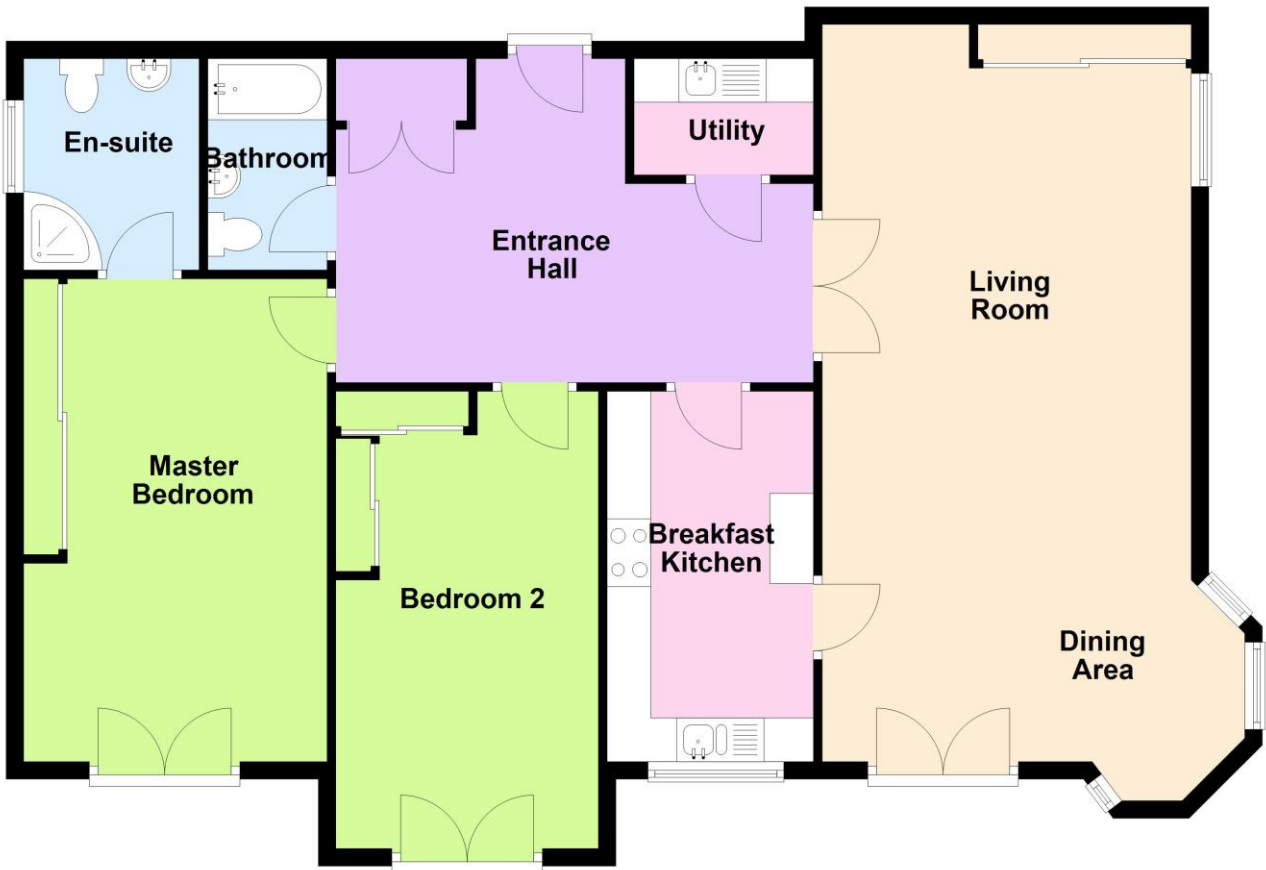
Sefton MBC band E.

Tenure

Leasehold for 150 years from 1 January 2006 with an annual ground rent payable in the region of £150.



First Floor



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



Chris Tinsley Estate Agents confirm that 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 or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.