Flat 1, Rosewood
67 Cambridge Road, PR9 9RJ, £55,000
'Subject to Contract'

Step into this larger-than-average ground floor retirement flat, perfect for those aged 60 and over. Immaculately presented, the home boasts a generous entrance hall with fitted storage cupboards. The lounge offers a delightful dining area set in a bay window overlooking the front of the development on Cambridge Road. Off the lounge, you'll find a modern kitchen, fully equipped for your needs. The master bedroom features wardrobes, offering ample storage, while the stylish shower room includes a well-presented three-piece suite. The development benefits from a laundry room and designated parking at the front. The beautifully maintained communal gardens at the rear are a true highlight, featuring a rich variety of plants. Rosewood sits just moments away from the historic Churchtown Village, with its array of shops, restaurants, bars, and the lovely Botanical Gardens. With bus services connecting you to Preston City Centre, Southport, Lord Street and beyond, this is a home that truly offers both convenience and comfort. Early viewing is highly recommended!

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Southport's Estate Agent

Chris Tinsley Estate Agents is a trading name of ECT Consultancy Services Limited, Company number 05388167, registered in England and Wales

Ground Floor

Communal Entrance Hall
With stair case and passenger lift to all floors. Communal laundry room access.

Private Entrance Hall
Larger than average private entrance hall with vanity mirrored folding doors to built in storage cupboard. Emergency pull cord, VIDEX entry phone system and doors to main accommodation.

Lounge/Diner - 5.64m x 3.18m (18'6" into bay x 10'5")
Upvc double glazed bay window overlooking front of development to Cambridge Road. Dining area to bay, coal effect electric fire with marble effect interior and surround. Emergency pull cord, night storage heater and wall light points. Door to...

Kitchen - 2.16m x 2.11m (7'1" x 6'11")
Upvc double glazed window to side, a rare feature in retirement flats. Modern kitchen arranged with base units including cupboards and drawers, wall cupboards with under unit lighting and working surfaces including one and a half bowl sink unit with mixer tap and drainer. Appliances include four ring ceramic style hob with concealed extractor over, 'Bosch' electric oven, space for free standing fridge freezer. Partial wall tiling.

Bedroom - 4.34m x 2.67m (14'3" x 8'9")
Upvc double glazed window to front of development. Double bedroom with emergency pull cord and night storage heater.

Shower Room/WC - 1.88m x 2.11m (6'2" x 6'11")
Three piece suite comprising of step in shower enclosure with 'Triton' electric shower unit, vanity wash hand basin with cupboards below and low level WC. Tiled walls with heated towel rail, extractor and emergency pull cord.

Outside
The development stands in well maintained, established communal gardens with extensive lawn and well stocked shrub borders to the rear. Car parking, if a space is available, can be rented for £280 per annum from the Managing Agents.

Tenure
Leasehold for a residue term of 125 years from 1st January 1989 with a ground rent payable of £135 per annum.

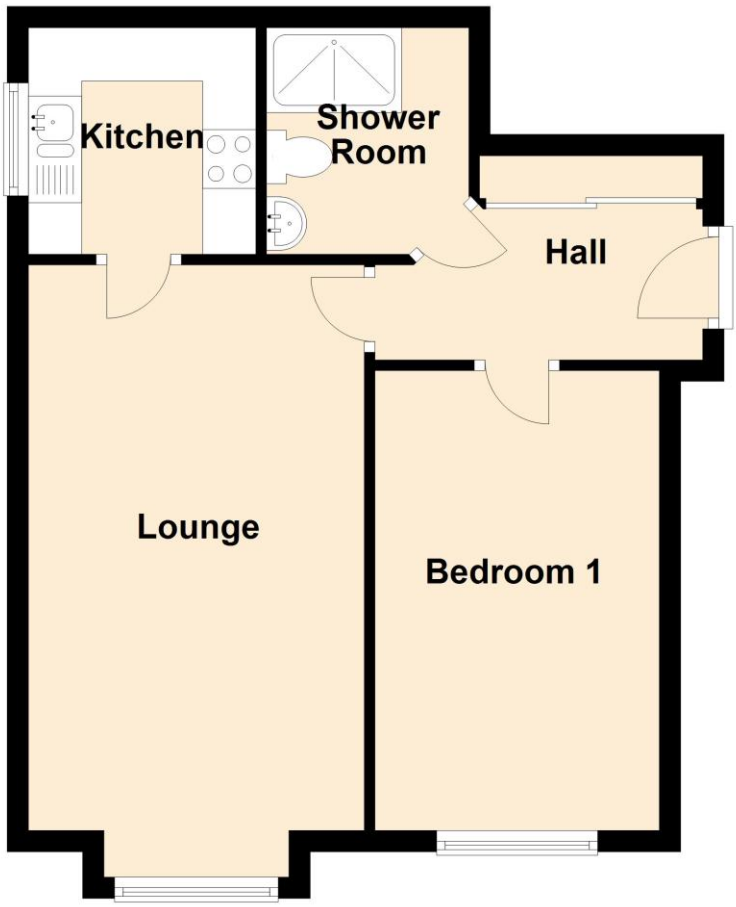
Service Charge
The service charge, sinking fund contribution and building insurance contribution amounts to £2,569 per annum.

Note
Please note there is a minimum age restriction in place and the residents must be a minimum of 60 years of age. The lease requires the residents meet the minimum age limit and they are capable of living an independent life. To ensure these terms are met and in order to consent to an assignment of the lease, prospective purchasers need to meet with a representative of the Commerson prior to any exchange of contracts.

Transfer Fee
On the future sale of the property the seller is responsible for an assignment fee of 1.5% of the gross sales price, and a contribution to the sinking fund of 0.5% of the sellers original purchase price multiplied by the length of ownership to the date of sale (Commerson Estates Management)

Council Tax
Sefton MBC band A.

Ground Floor



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