



Flat 25, Charlotte Court **2a Mill Road, Ainsdale, PR8 3BF £155,000** **'Subject to Contract'**

A beautifully presented two-bedroom second floor apartment with 'No Chain Delay', set within the highly regarded Charlotte Court development by McCarthy & Stone, exclusively for the over 60s.

This superb retirement development offers an exceptional lifestyle, combining comfort, security, and a strong sense of community. Residents benefit from well-maintained communal gardens and a welcoming residents' lounge, where regular social events take place, creating a friendly and sociable environment. The development is ideally positioned close to the amenities of Ainsdale village, with a bus stop nearby and excellent transport links for travelling further afield.

Charlotte Court is a thoughtfully designed development comprising 31 one and two-bedroom apartments, all built to a high standard for modern retirement living. A lift provides easy access to all floors, while a dedicated House Manager is on hand during working hours to assist residents and ensure the smooth running of the development.

For added peace of mind, the property benefits from a secure camera door entry system and a 24-hour emergency call system throughout. The communal facilities provide excellent spaces to relax or entertain visiting family and friends, and a guest suite is available (subject to availability and fee), offering convenient accommodation for visitors.

The surrounding area further enhances the appeal. Ainsdale is a charming coastal village offering a wide selection of shops, cafés, and restaurants. The beautiful Ainsdale Beach is located close by, famous for its striking sand dunes that form part of the Sefton Coast. For those looking to travel, Ainsdale railway station offers frequent services on the Merseyrail Northern Line, with direct connections between Southport and Liverpool, while a comprehensive bus network provides easy access to surrounding areas.

Altogether, this is a fantastic opportunity to acquire a well-appointed apartment in a sought-after retirement development, perfectly suited for comfortable, secure, and sociable living.

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Southport's Estate Agent

Communal Entrance

With passenger lift and stairwell to all floors.

Second Floor

Private Entrance Hall - 2.16m x 1.4m (7'1" x 4'7")

A spacious and welcoming entrance hall, leading to all principal rooms. There are two useful storage cupboards, one housing space for a washing machine and modern Gledhill Pulsa Coil ECO hot water system providing mains pressure hot water. Utility cupboard measuring 2.16m x 1.4m (7'1" x 4'7"). Additional features include night storage heater, a security intercom system, and a 24-hour emergency pull cord.

Lounge Diner - 3.12m x 5.74m (10'3" x 18'10" overall measurements)

A bright and generously proportioned dual-aspect lounge, enhanced by 'South facing' **French doors opening to a Juliet balcony**, allowing for an abundance of natural light. The room enjoys pleasant views over the rear gardens and out towards Liverpool! Ample space is provided for both living and dining. A partially glazed door leads through to the kitchen.

Kitchen - 2.39m x 2.18m (7'10" x 7'2")

A modern, fully fitted kitchen with a range of stylish wall and base units, complemented by work surfaces and tiled flooring. Features include a stainless-steel sink with drainer beneath a window, a waist-height electric oven, four-ring ceramic hob with extractor hood, and an integrated fridge freezer.

Bedroom 1 - 4.24m x 3.81m (13'11" x 12'6")

A spacious double bedroom with a **south-facing window** and rear outlook, offering a bright and peaceful retreat. The room benefits from a **walk-in wardrobe** fitted with hanging rails and shelving. Ceiling lighting, and raised power sockets.

Bedroom 2 - 4.22m x 2.79m (13'10" x 9'2")

A versatile second double bedroom, also south-facing, ideal for guests, a dining room, or a study/hobby space.

Shower Room/WC - 2.18m x 1.68m (7'2" x 5'6")

A well-appointed shower room fitted with a low-level WC, and a vanity unit with wash basin and entry level shower enclosure with double wall grip and plumbed in shower. Additional features include a heated towel rail, electric heater, extractor fan, and emergency pull cord.

Outside

The development stands within beautifully maintained communal gardens, featuring shaped lawns, patio areas, and well-stocked borders. Car parking is provided via allocated spaces, subject to availability, with an annual fee of £250. Further enquiries regarding parking availability should be directed to the House Manager.

Service Charge

The current service charge, for the financial year ending 30 June 2026, £4,728.00, which includes the building's insurance, water rates, a 24-hour emergency call system, heating, cleaning and lighting of the communal areas, upkeep of the communal gardens and grounds, and a contribution to the contingency fund. A transfer fee of 1% is payable on the eventual resale of the flat.

Tenure

The property is leasehold, held on a 999-year lease from January 2016, with an annual ground rent of £495. Council Tax enquiries indicate that the property is banded within Band D.

Council Tax

We understand from information provided by the local authority that the property is in Council Tax Band D. This information is provided for guidance only and should be verified by the purchaser.

Tenure

We have reviewed the Land Registry title and understand the tenure to be Leasehold. This information is provided in good faith and should be verified by the purchaser's solicitor.



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(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	



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.