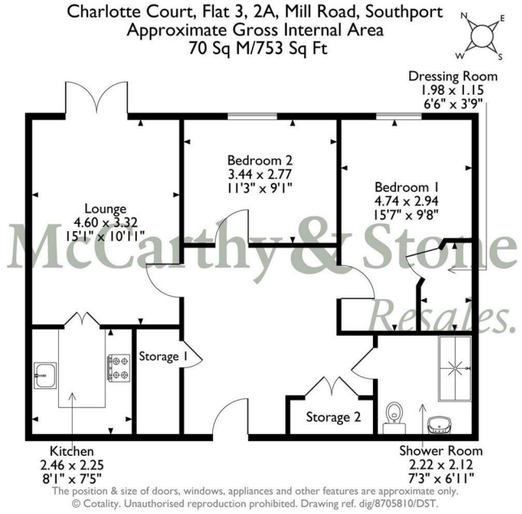
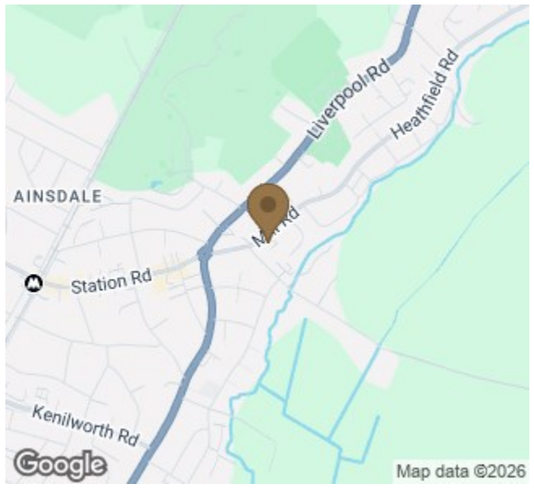
Excellent

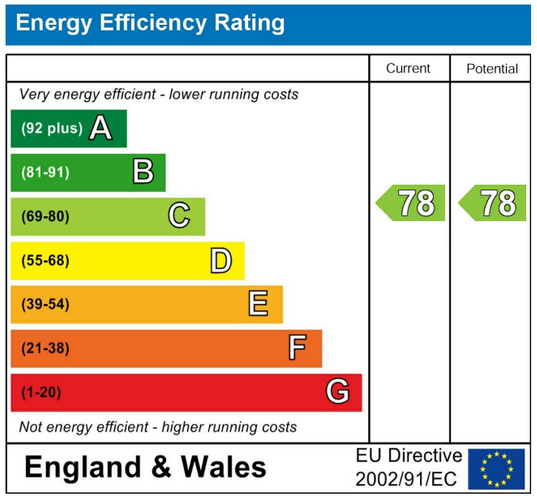
Trustpilot

McCarthy & Stone
Resales.

Charlotte Court, Flat 3, 2A, Mill Road, Southport
Approximate Gross Internal Area
70 Sq M/753 Sq Ft







This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy & Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

3 Charlotte Court

2A Mill Road, Southport, PR8 3BF

2 | 1 | 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 3 Charlotte Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £160,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Ground floor apartment with secluded patio area
- Dual aspect lounge
- Modern fitted kitchen
- Two double bedrooms
- Comtemporary shower 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

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

3 Charlotte Court, Southport

2 | 1 | Asking price £160,000

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).

Apartment Overview

This bright two-bedroom ground-floor apartment enjoys a secluded patio area and a desirable south-facing aspect. The spacious dual-aspect living room benefits from south- and east-facing outlooks, with ample space for both lounge and dining furniture. The modern fitted kitchen includes an integrated fridge-freezer, a waist-height oven with space above for a microwave, and a four-ring electric hob. A window with a fitted blind sits above the sink and drainer, providing natural light. Both double bedrooms face south, with the principal bedroom featuring a walk-in wardrobe. The contemporary tiled shower room features a full-width shower cubicle with a glass screen and support rail. Two useful storage cupboards lead off the hallway, one providing space for a washer-dryer.

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, Banks and Liverpool, Southport and Liverpool and between Crossens and Woodvale).

Social Lifestyle

The Communal Lounge is at the heart of the community at Charlotte Court and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Landscaped Gardens

One of the main social hubs of Charlotte Court is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." – McCarthy Stone Homeowner

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.

Additional Information & Services

- Fibre to the Cabinet Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Service Charge

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

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

Annual Service Charge: £5,066.16 for the financial year ending 30/06/2027.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Lease Information

Lease: 999 years from 1st Jan 2016
Ground rent: £495 per annum
Ground rent review: 1st Jan 2031
It is a condition of purchase that residents must meet the age requirement of 60 years or over.

Moving Made Easy

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 speak with our Property Consultant today.