



**Apartment 20, Churchtown Gardens
Marshside, PR9 9SW £220,000
'Subject to Contract'**

This superb and rarely available first-floor retirement apartment, located in the heart of vibrant Churchtown Village, offers exceptional convenience for those over 55. Boasting a generous entrance hall with ample storage, the apartment features a spacious lounge/diner with French patio doors overlooking beautifully maintained communal gardens. The separate kitchen, with a breakfast bar, complements the living space perfectly. There is one large master bedroom with a fitted wardrobe and dresser, and a second double bedroom with a wall shelving unit and desk. The main bathroom provides a luxurious four-piece suite. With UPVC double-glazed windows, modern style electric wall heaters, and emergency pull cords in every space, and a house manager, this development provides both safety and comfort. Residents benefit from communal lounge areas, a guest suite, a fitness suite with sauna, beautifully maintained gardens, and ample parking. Ideally positioned near shops, surgeries, and bus services, the apartment provides easy access to Lord Street, Southport town centre, and Preston.

Communal Entrance Hall

Entry is via key card access or a phone system. The house manager's office and a guest room are also here. Stairs or a lift can take you to the first floor. A separate communal entrance is available on the side of the building.

First Floor

Private Entrance Hall

The spacious entrance hall benefits from an entry phone handset and lots of storage with shelving from a built-in cupboard (which houses the meters) and a walk-in airing cupboard, which houses a hot water cylinder, hanging space and more shelving.

Lounge/ Diner - 6.5m x 5.59m (21'4" x 18'4" into side bay)

A large and bright entertaining space with an open plan living/dining area. You can enjoy looking at communal gardens through the side bay or the double French doors, which lead out to the Juliet balcony. This space also features a wall light point and a coal-effect electric fire set in a marble and stone surround.

Breakfast Kitchen - 4.6m x 1.93m (15'1" x 6'4")

There is ample natural light in this modern kitchen, which has a breakfast bar, vinyl-covered flooring and a range of built-in base and eye-level wall cupboards and drawers. Against the partially tiled walls, there is additional lighting for the work surfaces. There is a one-and-a-half bowl sink unit with a mixer tap and a drainer. Appliances include a fridge-freezer, a four-ring ceramic hob, an electric double fan-assisted oven, a slim-line dishwasher, and a clothes washer/dryer.

Bedroom 1 - 6.5m x 3.66m (21'4" x 12'0" to rear of wardrobes)

A large master bedroom with extensive fitted wardrobes, flyover storage cupboards, and bedside cabinets, and ample space for a double bed. Against a wall is a large dressing table with drawers and a centralised mirror, with space to house the seat.

Bedroom 2 - 5.23m x 2.92m (17'2" x 9'7")

A double bedroom with a fitted computer desk and shelving against one wall.

Bathroom/WC - 3.51m x 1.7m (11'6" x 5'7")

The bathroom has a four-piece suite comprising a vanity with a hand basin, a wall-mounted mirror and a shaver point, surrounded by wall cupboards and incorporates a low-level WC with a hidden cistern. There is a walk-in bath with a mixer tap and a shower attachment, and an enclosed step-in shower featuring hand-held and monsoon shower heads. An extractor sits next to the latched window, and against partially tiled walls is a wall-mounted, ladder-style heated towel rail and a fan heater.

Outside

Around the building, there are numerous seating areas. There is also plenty of communal parking and easy access to the beautifully maintained gardens with established trees, shrubs and lawns.

Facilities

A part-time house manager (working Tuesday to Friday, 9am -1pm) supervises the day-to-day management. Communal facilities include a fitness suite with sauna, two lounge areas with a kitchen, and a guest suite (subject to fees and availability). The emergency pull cords are linked to Apello care line BABC and the house manager when he is available.

Maintenance

The property is managed by First Port and the current service charge, per annum, for the year April 24 to March 25 is £4,711.00 payable half-yearly (subject to formal verification). This covers building insurance, gardening, window cleaning, cleaning and lighting of communal areas, general maintenance, House Manager's wages, Managing Agent's fees, lift maintenance, etc. A separate ground rent costs £310.00 per annum.

Note

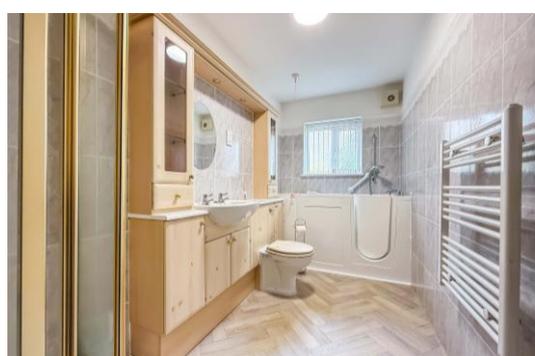
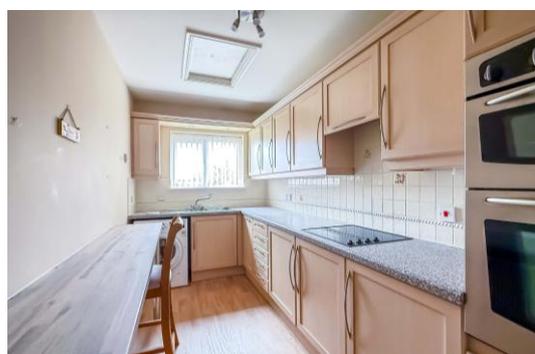
There is an age restriction in place, and residents are to be over 55 years old. Subletting is not permitted.

Council Tax

Sefton MBC band E

Tenure

Leasehold for 125 years from 1 April 2001.



First Floor



| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 72 | 80 |
| (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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