



**2 The Ridings**  
**Southport, PR9 8NG, £200,000**  
**'Subject to Contract'**

A Rare opportunity! This ground-floor two-bedroom retirement apartment is one of just four in this unique block at The Ridings fronting Mallee Crescent. Offering complete independence, it boasts both private side access and a communal entrance. The generous lounge opens directly to beautiful communal gardens ensuring the new owner retains their all-important independence. Inside, you'll find a modern fitted kitchen with Quartz worktops, open plan to a spacious dining area, two well-sized bedrooms, and a contemporary shower room. All just moments from Churchtown Village, bus links, and local amenities, early viewing is most definitely advised!

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*Southport's Estate Agent*

## Communal Entrance Hall

Well presented, cosy communal entrance hall with night storage heating. A turn staircase gives access to the first-floor level with handrail, spindles and newel post. A security intercom system with video and audio entry capacity leads exclusively to two flats to the ground floor and two flats to the first floor.

## Entrance Hall

L-shaped entrance hall with built in cupboard including hanging space and shelving. Emergency 'Tunstall' pull cord system and separate video and audio entry handset to one wall (The cords have been partially removed, however the system remains intact and the cords can be reinstalled if under new ownership they are needed.) Electric wall heater to one wall and door leads to main accommodation.

## Garden Lounge - 6.25m x 3.43m (20'6" x 11'3" overall measurements)

UPVC double glazed sliding patio doors lead to front facing communal gardens. Coal effect electric fire with marble interior, hearth and resin style fire surround. Slimline electric wall heater.

## Kitchen - 2.39m x 3.4m (7'10" x 11'2")

A most impressive modern style kitchen arranged in an attractive shaker style with a number of built in base units which include cupboards, drawers, wall cupboards with under unit lighting, corner cupboards and quartz granite working surfaces including inset one and half bowl sink unit with mixer tap and drainer. Appliances include electric double oven, integral fridge and freezer, corner pull out pantry cupboard and separate washer dryer and slimline dishwasher. There is also a four-ring induction style hob with quartz granite complimentary splash back and built in canopy style extractor over. Emergency 'Tunstall' pull cord system cords have been partially removed for cosmetic purposes, however the system remains intact and the cords can be reinstalled. 'Karndean' flooring laid and archway provides open plan access leading to...

## Dining Room - 2.95m x 3.02m (9'8" x 9'11")

UPVC double glazed curtesy door gives way via side of property to communal areas and garden. UPVC double glazed windows overlook communal courtyard. 'Karndean' flooring continues, recess spot lighting and slimline electric wall mounted heater. Dining area.

## Bedroom 1 - 3.94m x 2.95m (12'11" to front of wardrobes x 9'8")

UPVC double glazed window overlooks communal gardens to rear with fitted wardrobes incorporating flyover storage cupboards to entry door recess. Emergency 'Tunstall' pull cord system cords have been partially removed for cosmetic purposes, however the system remains intact and the cords can be reinstalled.

## Bedroom 2 - 3.86m x 2.26m (12'8" x 7'5")

UPVC double glazed window overlooking communal car park and courtyard, fitted wardrobe with flyover storage cupboards, electric wall mounted slimline radiator. Emergency 'Tunstall' pull cord system cords have been partially removed for cosmetic purposes, however the system remains intact and the cords can be reinstalled.

## Shower Room/WC - 1.93m x 1.85m (6'4" x 6'1")

Three-piece modern white suite comprising of low-level WC, pedestal wash hand basin and corner panelled bath with 'Mira' electric shower. Ladder style heated towel rail, tiled walls and wall grip. Extractor fan and emergency 'Tunstall' pull cord system cords have been partially removed for cosmetic purposes, however the system remains intact and the cords can be reinstalled.

## Outside

The property forms part of The Ridings and situates close to Churchtown Village. This particular block is rarely for sale and forms just one of four exclusive apartments, very different to the main development itself with the added bonus of access to their own communal garden located to the front adjoining Malle Crescent. The development itself stands in further established and well-maintained grounds including residents parking. The property itself also benefits side door access with the vendor maintaining their own independence and having the choice of using either the communal entrance or their own entrance through the dining kitchen.

## Council Tax

Sefton MBC Band C

## Tenure

Leasehold for a term of 125 years from the 1st January 1990 subject to an annual ground rent payable of £234.00.

## Service Charge

The current service charge amounts to £387.11 per quarter, as a contribution towards your cleaning and electricity, building insurance, general maintenance, gardening, window cleaning and the sinking fund. We understand that the property has an age restriction of 60 years and over. No dogs are allowed, some pets are allowed with written approval of the Management Company.



Ground Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	71
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



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