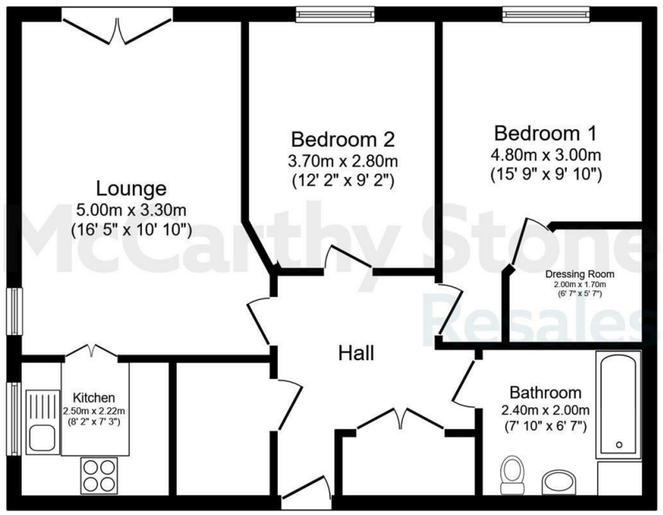
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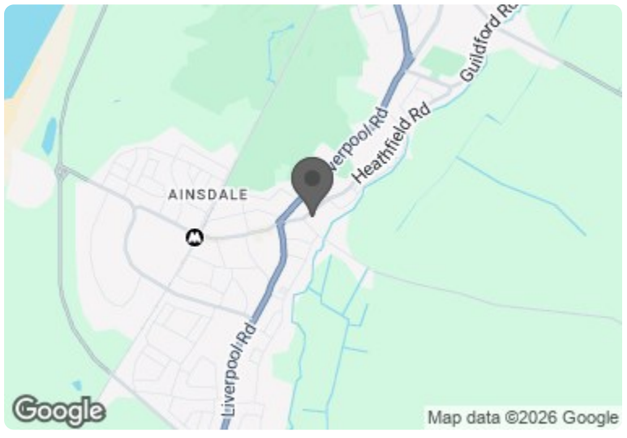


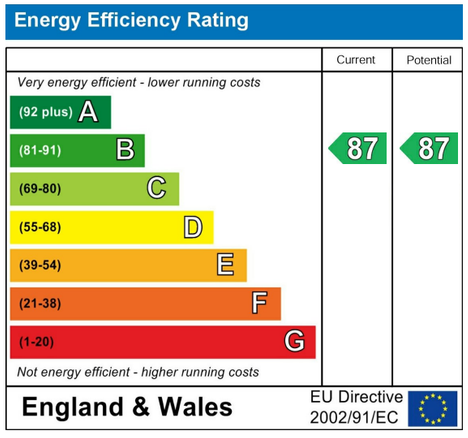
Floor Plan

Total floor area 66.0 sq.m. (711 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band: D





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The Property Ombudsman

McCarthy Stone
Resales

22 Charlotte Court

2A Mill Road, Southport, PR8 3BF







PRICE REDUCTION

Offers over £140,000 Leasehold

TWO BEDROOM first floor apartment with a sunny SOUTH FACING aspect. Charlotte Court is a superb McCarthy Stone retirement living development for the OVER 60'S offering excellent COMMUNAL FACILITIES including landscaped gardens and communal lounge where SOCIAL EVENTS take place. Located close to Ainsdale amenities, and a bus stop in easy reach for travelling further afield.

Call us on 0345 556 4104 to find out more.

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Charlotte Court, 2A Mill Road, Southport

2 Bed | £140,000

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. There is a lift to all floors.
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 and well maintained communal gardens provide 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).

Local Area
A small and picturesque village in the Northwest, 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 (44/44A), Banks and Liverpool (47), Southport and Liverpool (48/48A) and between Crossens and Woodvale (49/49A).

Entrance Hall
Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. There are two cupboards off the hallway. One is the utility cupboard for a washing machine and the second is a storage cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the lounge, bedrooms and bathroom.

Lounge
A spacious dual aspect lounge with sunny south facing French doors leading to a Juliet balcony which provide lots of natural light in and has an outlook towards the rear gardens and car park. The room offers ample space for dining and there is a feature electric fire with surround which acts as an attractive focal point. TV and telephone points, Sky/Sky+ connection point, two ceiling lights and raised electric power sockets. Partially double glazed door lead onto a separate kitchen.

Kitchen
Fully fitted kitchen with a range of modern low and eye level units and drawers with a work surface. Stainless steel sink with mono lever tap and drainer sits below a double glazed window. Waist height electric oven with space above for a microwave, four ring ceramic hob with cooker hood. Integral fridge freezer. Ceiling and under pelmet lighting. Tiled flooring.

Master Bedroom
Generously sized bedroom with south facing window and rear outlook, the room has the benefit of a walk in wardrobe which has rails and shelving. TV and telephone points, Sky/Sky+ connection point, ceiling light and raised electric power sockets.

Bedroom Two
Double second bedroom which also faces south and has a rear outlook. This room could also be used for dining or study / hobby room. Ceiling light and raised electric power sockets.

Bathroom
Fully fitted with suite comprising of panel bath with support rail, low level WC, vanity unit with wash basin and illuminated mirror. Shaving point, electric heater, heated towel rails, extractor fan and emergency pull cord.

Service Charge (breakdown)
• Cleaning of communal windows
• Water rates for communal areas and apartments
• Electricity, heating, lighting and power to communal areas
• 24-hour emergency call system
• Upkeep of gardens and grounds
• Repairs and maintenance to the interior and exterior communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance

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

The annual service charge is £5,066.28 for the financial year ending 30/06/2027.

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.

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 & Additional Information
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 CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

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











