



**‘The Northhampton’, Flat 15, Churchtown Gardens  
Marshside Rd, Southport, PR9 9SW £160,000  
‘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 bay window overlooking the Village of Churchtown. The separate kitchen complements the living space perfectly. There are two double bedrooms, both with fitted wardrobes offering convenient storage. The main shower room provides a three-piece suite including WC. 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.

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*Southport's Estate Agent*

## 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.

## First Floor

### Private Entrance Hall

Spacious entrance hall including built in cupboards also housing the hot water cylinder and metres. Electric wall heater and emergency pull cord system. Door leads to...

### Lounge - 5.64m x 3.84m (18'6" into bay x 12'7")

UPVC double glazed bay window overlooking front of development and out to Churchtown Village. Contemporary electric fire with surround and hearth. Wall light points, emergency pull cord and night storage heating.

### Kitchen - 2.51m x 2.54m (8'3" x 8'4")

UPVC double glazed window, a range of built in base units include cupboards and drawers, wall cupboards with under unit lighting and working surfaces. One and half bowl sink unit with mixer tap and drainer. Appliances include electric double oven, four ring ceramic style hob with concealed extractor over. Integral fridge and freezer, integral dishwasher and plumbing is available for washing machine and part wall tiling.

### Bedroom 1 - 3.71m x 2.95m (12'2" x 9'8" to rear of wardrobes)

UPVC double glazed window, fitted wardrobes with fly over storage cupboards, night storage heating and emergency pull cord.

### Bedroom 2 - 2.95m x 2.92m (9'8" x 9'7" to rear of wardrobes)

UPVC double glazed window to side of property, fitted wardrobes incorporating bedside cabinet and drawers. Wall light points, emergency pull cord and night storage heating.

### Shower Room/WC - 1.7m x 3.3m (5'7" x 10'10")

Three piece white suite with vanity wash hand basin incorporating low level WC, with cupboards below and glazed side cabinets with recessed spot lighting. Step in shower enclosure with glazed shower screen, wall grip and thermostatic shower. Tiled walls with heated towel rail, emergency pull cord and extractor.

## Outside

Communal gardens, communal car parking.

## Facilities

There is a part time House Manager working 16 hours a week, Tuesdays -Friday 9am - 1pm and she supervises the day to day running of the development. Facilities include a fitness suite, resident lounge, communal store and guest suite. Emergency pull cords in the flat are linked to Appello Care Line BABC and the House manager when she 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 payable half-yearly. (subject to formal verification). Ground Rent is £310.00 per annum.

## Note

Please note we understand there to be an age restriction in place and residents are to be over 55 years old.

## Tenure

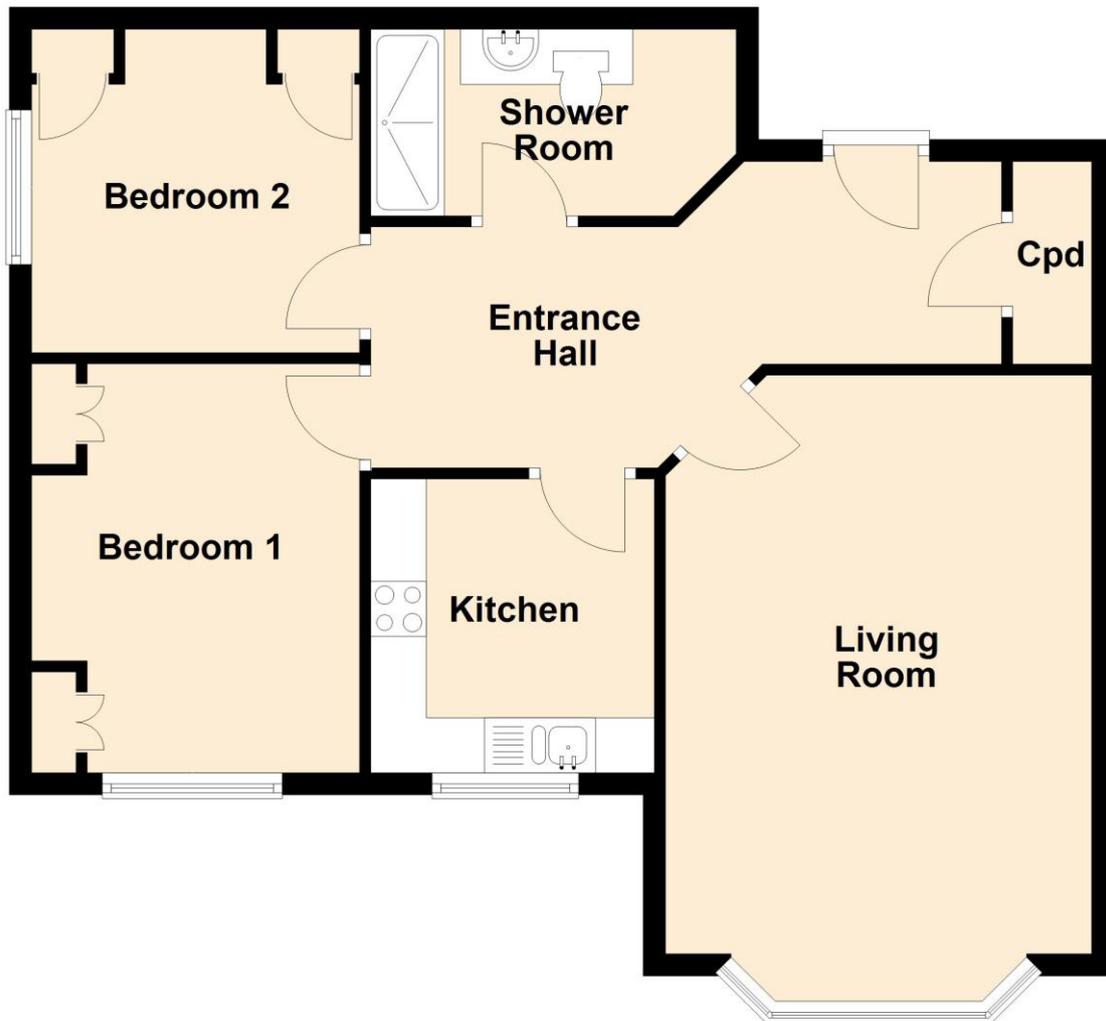
The tenure of the property is leasehold for the remainder of a term of 125 years from 1 April 2001.

## Council Tax

Sefton Council Band D.



## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b>	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.