3 The Woodlands, Ainsdale, Southport, PR8 3LN

£65,000 Subject to Contract

This two bedroom first floor apartment is located just a short stroll away from the plentiful amenities of Ainsdale Village, and is situated to the first floor of this popular purpose built development. The property is offered to buyers aged 55 years or over on a 70/30% shared ownership basis with Anchor Housing, and the accommodation briefly includes; ground floor private entrance with stairs to first floor including stair lift. First floor landing giving access to lounge/diner and kitchen with a range of appliances, there are two bedrooms and bathroom with Wc. Viewings are by appointment with Chris Tinsley Estate Agents

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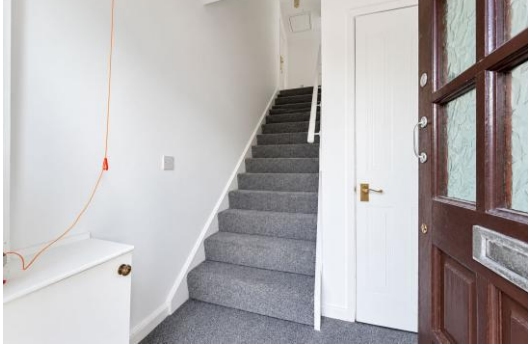
Southport's Estate Agent

Chris Tinsley Estate Agents is a trading name of ECT Consultancy Services Limited, Company number 05388167, registered in England and Wales

Private Ground Floor Entrance Hall
Entrance door and stairs to first floor accommodation. Emergency pull cord, useful built in cupboard with hanging space and electric wall heater.



First Floor Landing
Built in airing cupboard housing hot water cylinder and loft access. Door leads to....

Lounge Diner - 4.39m x 6.15m (14'5" overall measurements into bay x 20'2")
Upvc double glazed box bay window overlooking the development, electric storage heaters and entry phone handset to one wall. Emergency pull cord, wall grip and door leads to...

Kitchen - 2.95m x 2.01m (9'8" x 6'7")
Upvc double glazed window to front of development, modern style kitchen incorporating a range of built in base units with cupboards and drawers, wall cupboards and working surfaces. Single bowl sink unit with mixer tap and drainer. Appliances include 'Belling' ceramic style four ring hob with concealed extractor hood above, electric oven and plumbing is available for washing machine. Door to useful built in pantry cupboard situated to over stairs, emergency pullcord.

Bedroom 1 - 3.56m x 2.79m (11'8" x 9'2" excluding entry door recess)
Upvc double glazed window overlooks communal gardens to rear of development, wall grip and emergency pull cord.

Bedroom 2 - 2.57m x 2.36m (8'5" x 7'9")
Upvc double glazed window overlooks communal gardens to rear of development, electric wall heater.

Bathroom/WC - 2.57m x 2.06m (8'5" reducing to 5'5" x 6'9" overall measurements)
Opaque Upvc double glazed window with three piece white suite comprising of low level Wc, vanity wash hand basin with mixer tap and cupboards below and panelled bath. Tiled walls and emergency pull cord.

Outside
The development is situated in Ainsdale Village and provides convened and easy reach to a wealth of amenities including the Southport to Liverpool commuter line and A565 commuter links. The property benefits from allocated parking and communal gardens. Visitor parking is also available.

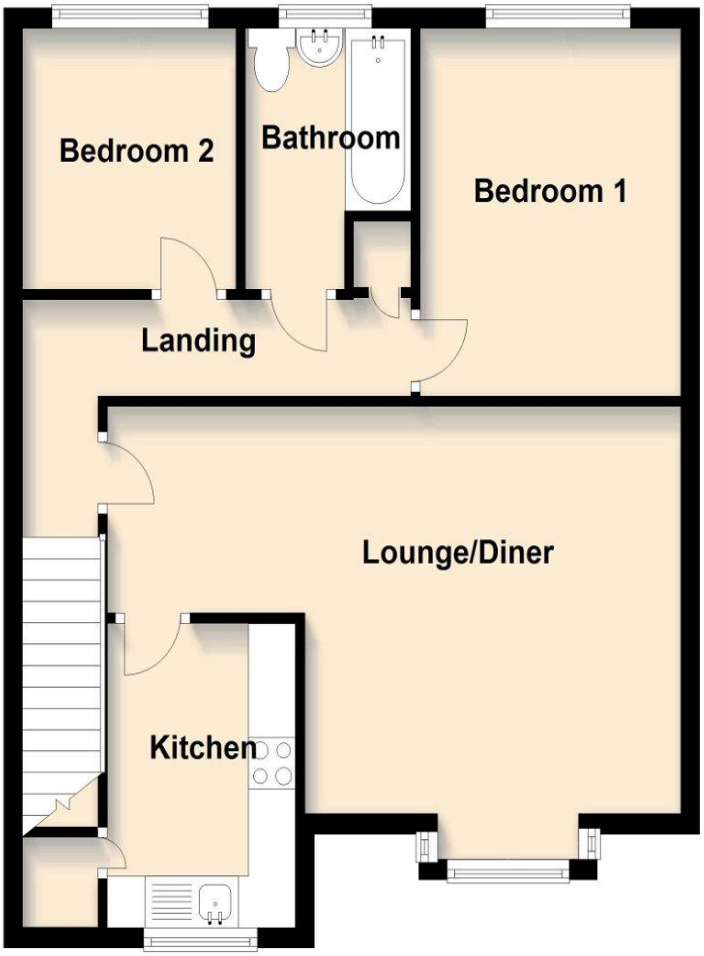
Note
The property is being offered for sale through Anchor Housing and their leasehold scheme for the elderly.

Council Tax
Sefton MBC band A.

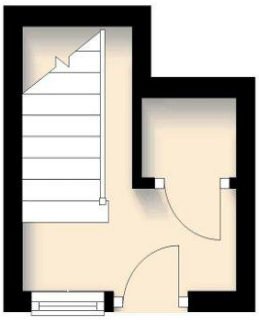
Tenure
Leasehold 99 years from 3 April 1992.

Service Charge
The service charge is £248.19 per month this covers all outside maintenance costs, including gardens, fencing and repairs to the outside of properties. It also includes some internal work, such as the new (within the last five years) storage heaters, maintenance of ring-pull alarm system, checks on internal wiring.

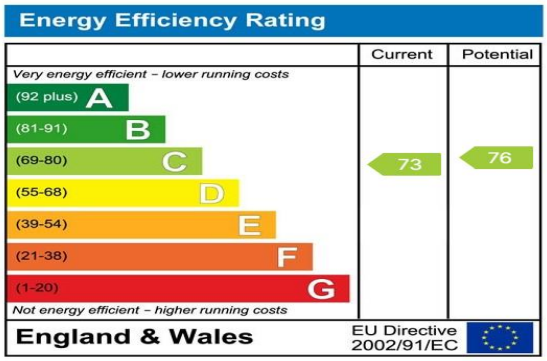
First Floor



Ground Floor



Floor plans are for illustration only and not to scale
Plan produced using PlanUp.



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.