



## **Flat 31, Maplewood, Cambridge Road, Southport PR9 9RJ** **£65,000 Subject to Contract**

Discover comfortable retirement living in this second-floor apartment within the popular Maplewood development. Offered with no chain delay, this flat provides an independent lifestyle with the convenience of on-site facilities and a desirable location. Step inside to a welcoming private entrance hall, featuring built-in mirrored cupboards for excellent storage. The bright and spacious lounge is a highlight, offering pleasant views over the communal gardens from its UPVC double glazed windows, complemented by an electric, coal-effect fire for cosy evenings. The adjacent kitchen is thoughtfully equipped with a single drainer stainless steel sink, a range of base and wall units, ample working surfaces, a four-ring ceramic hob with cooker hood, and a split-level electric oven, plus space for a fridge/freezer. There is a generously sized double bedroom and a shower room. The main rooms are provided with and an emergency call cord for peace of mind and there is a Site Manger, resident's lounges, laundry room and guest rooms.

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*Southport's Estate Agent*

## Communal Entrance

Video entryphone unit. Resident's Lounge, Garden Room, stairs and lift.

## Second Floor

### Private Entrance Hall

Built in cupboards with mirrored folding doors, night storage heater. Video entry phone unit and 'Tunstall' emergency call unit.

### Lounge - 5.33m x 3.18m (17'6" x 10'5")

Upvc double glazed window overlooking the lovely communal gardens, further upvc double glazed side window. Night storage heater, electric, coal effect fire and surround. Emergency pull cord.

### Kitchen - 2.08m x 2.08m (6'10" x 6'10")

Upvc double glazed window with single drainer, stainless steel sink below, a range of base units with cupboards and drawers, wall cupboards, working surfaces. Four ring ceramic hob, cooker hood above and split level electric oven, space for fridge/freezer.

### Bedroom - 4.34m x 2.69m (14'3" x 8'10")

Upvc double glazed window, night storage heater, recessed, double door wardrobe. Emergency pull cord.

### Shower Room - 1.96m x 2.03m (6'5" x 6'8")

Corner entry shower enclosure with Triton electric shower, vanity wash hand basin with cupboards below, low level wc. Part wall tiling, extractor. Electric wall heater. Emergency pull cord

## Facilities

'Maplewood' stands in lovely, established communal gardens and there is parking on a 'first come first served' basis.

Facilities at the development include a Site Manger, Resident's Lounge and Garden Room, Laundry Room and Guest Rooms.

## Service Charge and Age Restriction.

We are advised that the service charge is due to be £279.16 a month. There is a minimum age restriction in place in this development of 60 years.

## Transfer Fee

A transfer fee of 1 1/2% of the sale price is payable to the management agents on the completion of future sales. To be confirmed.

## Tenure

Leasehold for 125 years from 1 January 1986 subject to an annual ground rent of £60.00

## Council Tax

Sefton Band B

## Broadband

Check the availability by clicking this link:

<https://labs.thinkbroadband.com/local/index.php>

## Mobile Phone

Check signal strengths by clicking this link:

<https://www.signalchecker.co.uk/>



## Second 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>			74
(55-68) <b>D</b>		52	
(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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