



**Apartment 1, 'Smyth Croft', 110 Cambridge Road  
Churchtown, PR9 9RZ, £350,000  
'Subject to Contract'**

A rare opportunity to acquire this exclusive and beautifully modernised ground floor two-bedroom apartment, offering generous, light-filled living space and a well-designed layout ideal for contemporary living. The property boasts a spacious open-plan living and dining room with direct access to a stylish breakfast kitchen and double doors to front facing communal gardens, perfect for both everyday life and entertaining. There are two well-proportioned double bedrooms, both featuring extensive fitted wardrobes, with the master further enhanced by a large private en-suite. A modern family bathroom and separate utility room add further practicality and convenience. Set within established and well-maintained communal gardens, including secure remote controlled gated access to private garaging, this elegant home combines privacy with a peaceful setting, all within easy reach of the vibrant amenities of historic Churchtown Village.

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*Southport's Estate Agent*



## Communal Entrance Hall

Audio and visual entry door access, an attractive entrance hall with travertine tiled flooring leading to main accommodation, stairs and passenger lift to all floors. Cupboards to under stairs housing both electric and water meters. Private inner entrance door leads to....

## Ground Floor

### Reception Hall

Audio and visual colour touch screen entrance panel wall mounted, wall light points and useful deep built in cupboard housing pressurised water cylinder, hanging space and shelving. Separate door leads to utility room measuring 4'3" x 6'10" including working surfaces, single bowl sink unit with mixer tap and drainer and concealing plumbing for washing machine and space for tumble dryer. Wall cupboards, part wall tiling and also housing wall mounted electrical consumer unit. Recessed spotlighting. Double doors lead to...

### Living Room/ Dining Area - 8.43m x 4.98m (27'8" overall x 16'4" into bay reducing to 13'7")

Upvc double glazed sash windows to both front and side also including double glazed double doors opening to block paved communal patio and gardens to Cambridge Road. Living area including electric fire with marble hearth and stone surround. LVT flooring laid and bespoke fitted wall cabinets to the length of one wall with illuminated glazed cabinets and shelving, base units and recessed spotlighting. Glazed inner door leads to...

### Breakfast Kitchen - 4.24m x 2.34m (13'11" x 7'8")

Upvc double glazed sash windows to front and overlooking communal gardens to Cambridge Road. Attractive fitted kitchen with a range of built in base units including cupboards and drawers, wall cupboards with under unit lighting and working surfaces incorporating breakfast bar and glazed China cupboards. Part wall tiling, recessed spotlighting and tiled flooring. Appliances include 'Stoves' electric oven, space is available for eye level microwave and four ring 'Stoves' gas hob with canopy style extractor over. Plumbing is also available for slim line dishwasher. One and half bowl sink unit with mixer tap and drainer, integral fridge and freezer and door leads to entrance hall.

### Master Bedroom - 5.54m x 3.48m (18'2" x 11'5" to rear of wardrobes)

Upvc double glazed double doors open to front communal patio and gardens. Bedroom fitted with an extensive number of fitments incorporating flyover storage cupboards, bedside display niches with glazed inserts over cabinets and drawers. Recessed down lighting. Full length wardrobes with hanging space and shelving and door leads to....

### En-suite - 2.41m x 2.01m (7'11" x 6'7")

Opaque Upvc double glazed sash window with three piece modern white suite comprising of low level WC, circular single bowl sink unit with mixer tap and corner step in shower enclosure with plumbed in shower and wall grip. Part travertine wall tiling with vanity wall mirror and recessed spotlighting.

### Bedroom 2 - 5.23m x 2.97m (17'2" x 9'9")

Upvc double glazed double doors lead to front facing communal patio and gardens. Fitted wardrobes and drawers, knee hole dressing table.

### Bathroom/ WC - 1.65m x 2.67m (5'5" x 8'9")

Three piece modern white suite comprising of low level WC, vanity wash hand basin with mixer tap and panelled bath with mixer tap, vanity wall mirror, part travertine wall tiling and ladder style chrome heated towel rail. Recessed spotlighting.

## Outside

Well tended and attractive communal gardens to front and rear, borders well stocked with a variety of plants, shrubs and trees. Parking available to front mainly for visitors but owners can also use. Remote controlled wrought iron gated secure access leads to rear of property and private garaging with garage accessed via remote up and over door with electric light and power and measuring 17'4" x 9'2".

## Council Tax

Sefton MBC band E.

## Tenure

Leasehold for a residue of 150 years from 1 January 2003. An annual ground round rent of £150.00 is payable.

## Service Charge

We understand the service charge payable is approximately £1800 per annum as a contribution toward the building's insurance, lift maintenance, window cleaning and upkeep of the communal areas including the gardens. The Management Company is operated by the Apartment Owners themselves, and each Apartment Owner owns a 1/6 share of the Management Company. (Subject to Formal Verification)

## Mobile Phone Signal

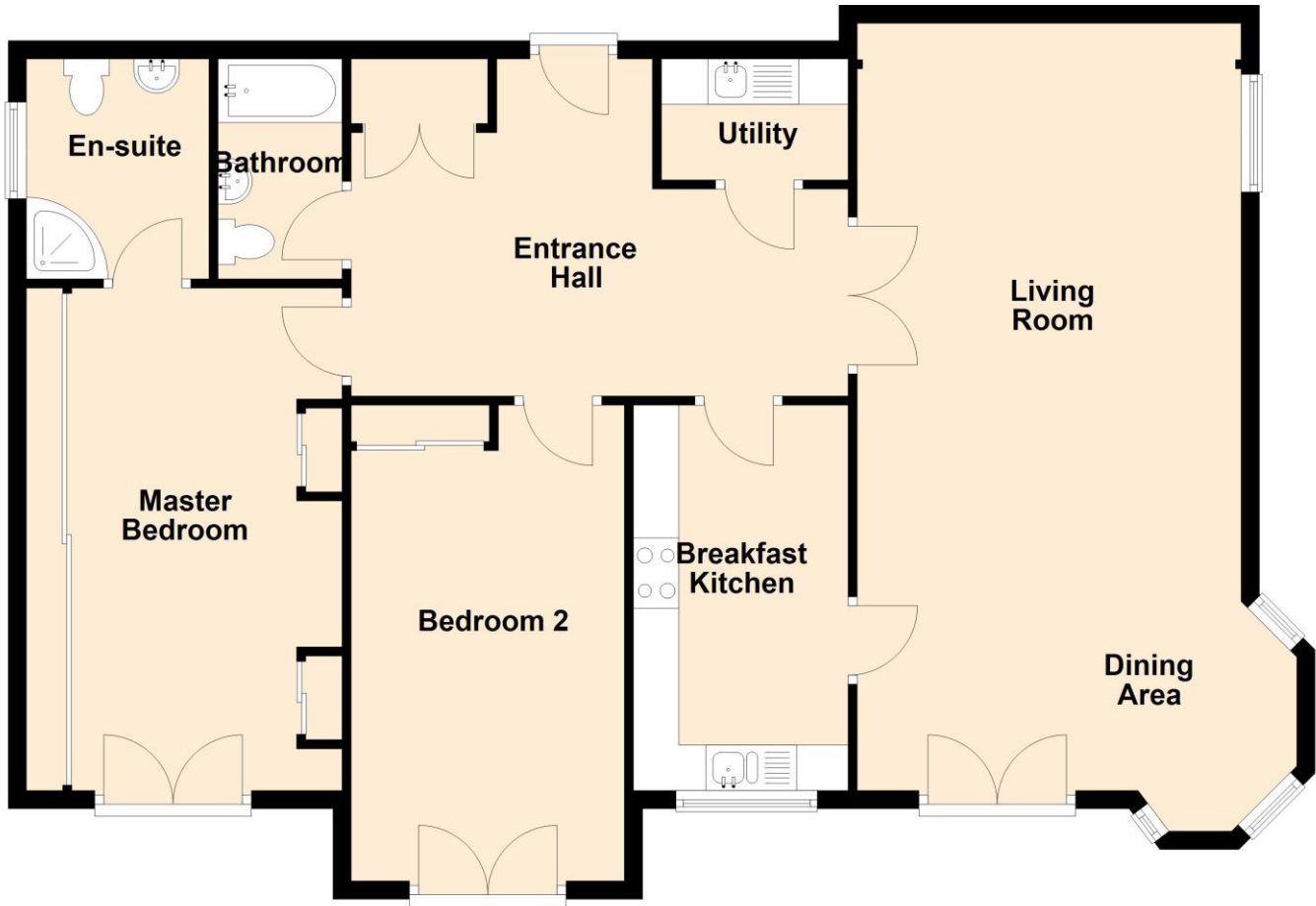
Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

## Broadband

Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>



Ground 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>	78	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
England & Wales		EU Directive 2002/91/EC



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