



**37, Madingley Court, Cambridge Road  
Churchtown, Southport, PR9 9SG  
£68,000 - Subject to Contract**

This apartment is situated on the second floor of a purpose built retirement development built by national house builders, McCarthy Stone. Facilities at the development include a house manager, emergency pull cords to the main rooms, a guest room, residents lounge and a passenger lift to all floors. Providing the convenience and security of retirement living, the accommodation of this flat very briefly includes; a private entrance hall with a useful cloaks cupboard, lounge/dining room with a southerly aspect over the communal gardens, kitchen, double bedroom with built in wardrobes, shower room and WC. The apartment is conveniently situated for the nearby facilities at Churchtown Village and a passing bus service provides access to the Southport Town Centre.

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*Southport's Estate Agent*

## Communal Entrance

Entry phone system, house managers office and residents' lounge. Stairs and lift to all floors.

## Second Floor

### Private Entrance Hall

'Tunstall' call system, useful deep store cupboard housing the hot water cylinder.

### Lounge/Dining Room - 5.41m x 3.4m (17'9" x 11'2")

Dining area with UPVC double glazed window overlooking the communal gardens. Electric pebble effect fire and surround, electric night storage heater. Emergency pull cord. Glazed double doors to...

### Kitchen - 1.73m x 2.72m (5'8" x 8'11")

UPVC double glazed window with single drainer stainless steel sink unit below, a range of base units with cupboards and drawers, wall cupboards, corner display units and working surfaces. 'Electrolux' four ring hob, 'Bosch' cooker hood above and split level electric oven. Emergency pull cord, wall mounted fan heater

### Bedroom 1 - 4.72m x 2.64m (15'6" reducing to 13'6" to front of wardrobes x 8'8" excluding door recess)

UPVC double glazed window overlooking the communal gardens, emergency pull cord, recessed built in wardrobes with mirrored, folding doors.

### Shower Room - 1.65m x 2.08m (5'5" x 6'10")

White suite including vanity wash hand basin with cupboard below, low level WC, large double step in shower enclosure with 'Mira' electric shower. Fully tiled walls, electric towel rail and electric wall heater.

## Outside

There are communal gardens to both the front and rear and resident and visitor car parking to the front on a first come first served basis.

## Facilities

There is a house manger on duty 8.00am - 4.00pm Monday to Friday, the flat and communal areas are installed with emergency pull cords, connected to the house manager and monitoring service, Appello. Further features of the development include; a secure entry phone system, spacious residents lounge with kitchen, laundry room and guest suite. The development is aimed at residents 60 years and above.

## Maintenance

The property is managed by E&M Management Services and the current service charge is £3,184.02, per annum, payable half yearly..

## Tenure

Leasehold for 125 years from 1 August 1998 subject to a ground rent £559.86 per annum, payable half yearly.

## Transfer Fee

We are advised that a transfer fee of 1% is payable to the management company upon completion.

## Council Tax

Sefton Tax Band B.

## Mobile Phone Signal

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

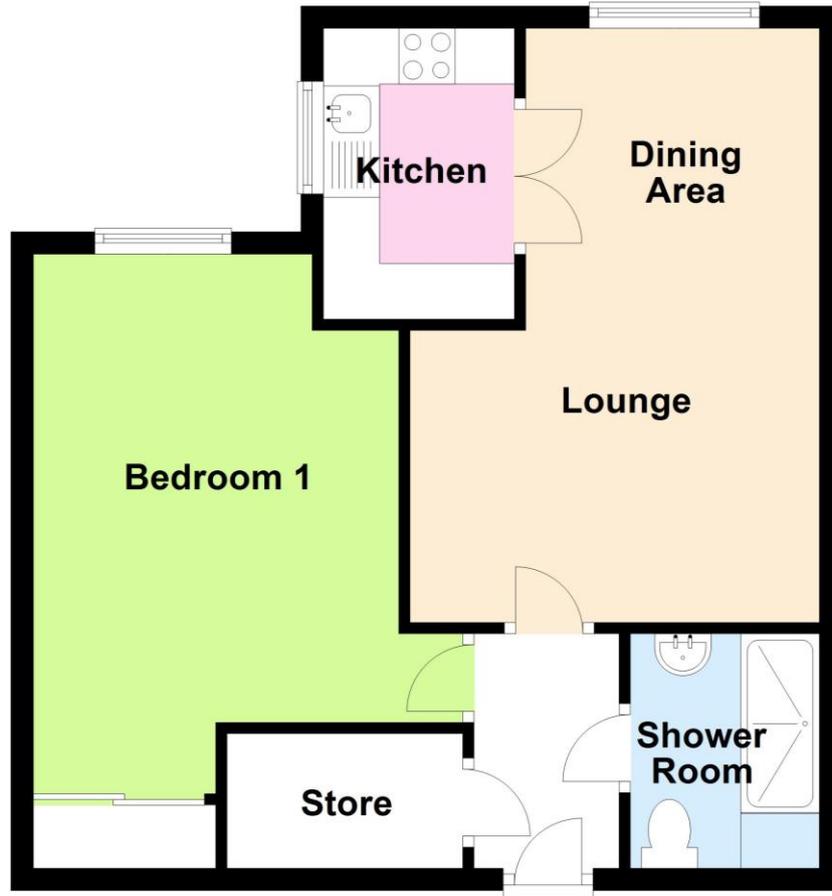
## Broadband

Check the availability by clicking this link:

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



## 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>	76	76
(55-68) <b>D</b>		
(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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