



**Apartment 21, Churchtown Gardens**  
**Southport, PR9 9SW**  
**'Offers Over' - £199,000**  
**'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, one of the largest in the development, features a spacious lounge/diner with Bay window overlooking beautifully maintained communal gardens. The separate kitchen, with a breakfast bar, complements the living space perfectly. There is one large master bedroom with a fitted wardrobe and dresser, and a second double bedroom also overlooking communal gardens. The main bathroom provides a luxurious modern suite. 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.

### Communal Entrance Hall

Secure key code and fob access via entry phone system. The house manager's office and guest suite are available for residents and visitors. Stairs and passenger lift provide access to the first floor. A separate communal entrance is also available to the side of the building.

### Private Entrance Hall

Generously proportioned entrance hall with built-in storage cupboard housing the electrical consumer unit, meters and hot water cylinder. Additional built-in cloaks cupboard with hanging rail and shelving. Loft access. 'Appello' emergency cord system and care line. Electric wall heater. Glazed door leading to:

### Living Room/Dining Area – 5.46m x 6.60m (17'11" into bay x 21'8")

UPVC double glazed bay window overlooking the delightful communal garden aspect. Spacious open-plan living and dining area with electric fire and surround to one wall. Wall light points, emergency pull cord and decorative coving.

### Breakfast Kitchen – 3.33m x 1.93m (10'11" x 6'4")

UPVC double glazed window. Modern fitted kitchen arranged with cream gloss base units incorporating cupboards and drawers, wall cupboards and complementary working surfaces. One and a half bowl sink unit with mixer tap. Integrated fridge and freezer, electric double oven and four-ring ceramic hob. Integrated slimline dishwasher and plumbing available for a washing machine. Part-tiled walls, electric wall heater and tiled-effect vinyl flooring.

### Shower Room/WC – 1.91m x 3.45m (6'3" x 11'4")

Contemporary white suite comprising vanity wash hand basin with built-in storage cupboards and drawers, low-level WC and illuminated wall mirror. Step-in shower enclosure with glazed screen, wall-mounted grab rail, retractable shower seat and thermostatic shower. Part-tiled walls, ladder-style chrome heated towel rail, emergency pull cord and panelled ceiling with recessed spotlights and extractor fan.

### Bedroom Two – 5.21m x 3.20m (17'1" x 10'6")

UPVC double glazed window overlooking the communal gardens. Emergency pull cord.

### Bedroom One – 6.50m x 4.19m (21'4" x 13'9" to rear of wardrobes)

UPVC double glazed window overlooking the communal gardens. Range of fitted wardrobes with overhead storage cupboards and drawers. Electric wall heater.

### 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

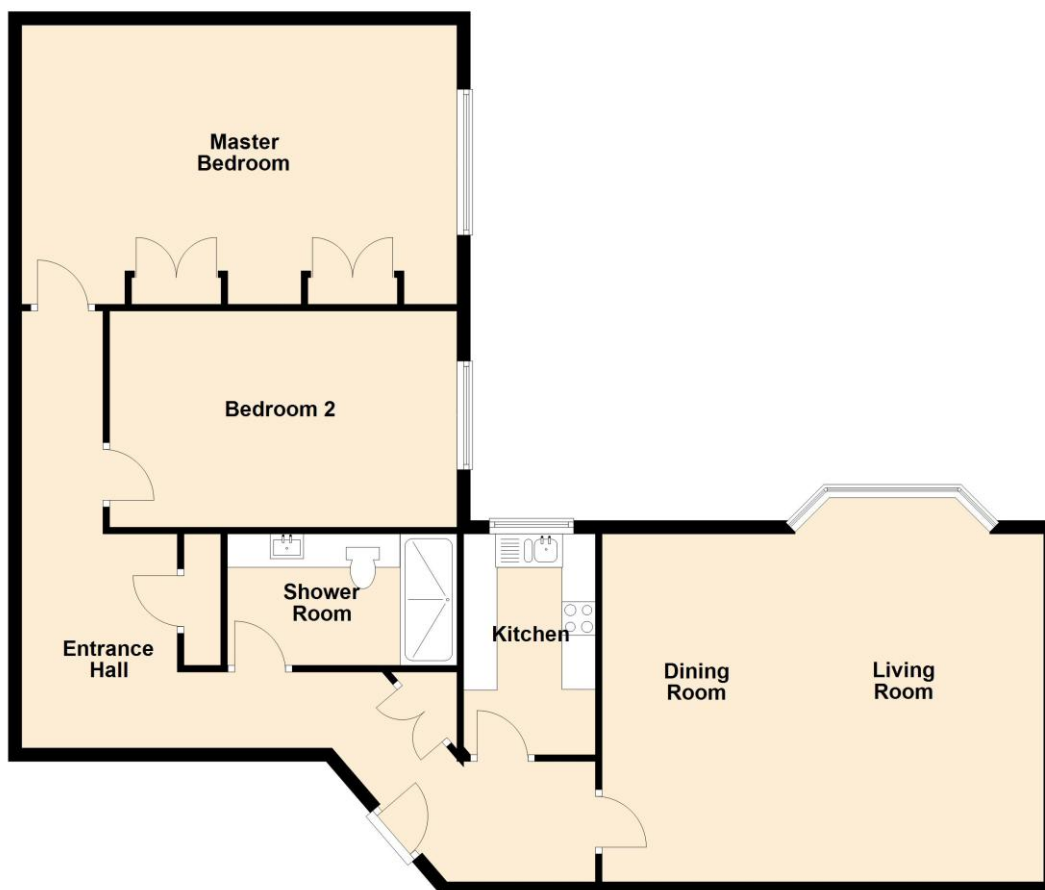
The tenure of the property is leasehold for the remainder of a term of 125 years from 1 April 2001.

### Council Tax

Sefton Council Band E.



First 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>	80	81
(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	



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.