

LEASEHOLD



Flat (EPC Rating: C)

17 THE RIDINGS, SOUTHPORT, PR9 8NG

Price Guide

£105,000

FEATURES

- Over 55's Block
- TWO Bedroom Apartment
- New Fitted Carpets
- Close to Churchtown Village
- First Floor
- Lift Access
- Views over the communal Gardens
- Secure Camera Entry System & Red Life Line Cords



aj anthony james
estate agents

2 Bedroom Flat located in Southport

Full Description

Anthony James are delighted to present this beautifully appointed two-bedroom first-floor apartment, exclusively available to those aged 55 and over. Nestled within the sought-after Ridings development in picturesque Churchtown, this charming residence offers a wonderful blend of comfort, convenience, and community.

The property briefly comprises of...

Entrance Hall: Welcoming entrance hall featuring newly fitted carpets, providing access to all main rooms within the property.

Kitchen: Fitted with a range of wall and base units offering ample storage, complemented by laminate flooring for a modern finish. A UPVC window provides natural light and ventilation.

Living Room: Bright and welcoming living space with newly fitted carpets and a UPVC window offering views to the front of the property, overlooking the communal gardens. Features an electric fire set within a decorative fireplace, adding a cosy focal point to the room.

Bathroom: Fitted with a white two-piece suite comprising a wash basin and WC, along with a walk-in shower unit. Tiles are fitted to all wet areas for ease of maintenance

Master Bedroom: A good-sized double bedroom featuring a UPVC window with pleasant views over the communal gardens.

Bedroom 2: A flexible single bedroom that could also serve as a dining room, featuring newly fitted carpets and a UPVC window to the side of the property.

Outside Space: The property benefits from well-maintained communal gardens and parking available on a first come, first served basis

Additional Information:

Service charge for the flat is £399.19 paid quarterly.

From 1st May 2026 the service charge is increasing to £473.12

Ground rent is £234 paid annually.

Leasehold: 125 years from 1 January 1990

SALES | CHARLOTTE HOUSE, GROUND FLOOR, 35-37 HOGHTON STREET, SOUTHPORT, MERSEYSIDE, PR9 0NS



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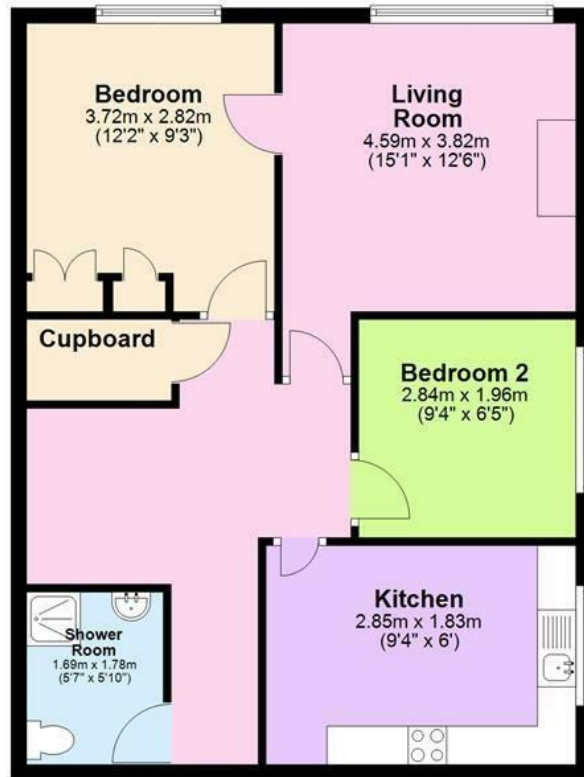
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Council Tax Band

C



Ground Floor



"Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		71	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

