



8 Cambridge Court, Churchtown, Southport, PR9 9PU
£55,000

Subject to Contract

Aimed at the over 55's this first floor retirement flat is ideally located for Churchtown Village and the passing bus service for Southport Town Centre. Situated to the first floor with access via passenger lift the accommodation briefly includes, private entrance with built-in cupboards, lounge/diner opening to kitchenette, one double bedroom and bathroom with Wc. The communal gardens are also very well tended with off road parking available on a first come first served basis.

Communal Entrance

With intercom system. Stairs and passenger lift to first floor. Ground floor lobby area also provides access through to residents laundry room.

First Floor

Private Entrance Hall

Entrance door, electric wall radiator and door to useful built in storage cupboard housing immersion heater, hanging space and shelving.

Lounge Diner - 5m x 3.3m (16'5" into bay x 10'10" excluding entry door recess)

Upvc double glazed window overlooks Cambridge Road to front of development. Electric night storage heater, emergency pull cord and wall light points. Through lounge to dining area with archway providing open plan access leading to...

Kitchen - 1.73m x 2.18m (5'8" x 7'2")

Base units include cupboards and drawers, wall cupboards and working surfaces. Single bowl sink unit with mixer tap and drainer. Electric oven and four ring ceramic style hob with extractor hood above. Space is available for free standing fridge and freezer. Part wall tiling.

Bedroom 1 - 3.45m x 2.92m (11'4" x 9'7")

Upvc double glazed window to front of development, night storage heater and built in storage cupboard to one wall with hanging space and shelving.

Bathroom/ Wc - 2.08m x 1.73m (6'10" x 5'8")

Three piece suite comprising of low level Wc, pedestal wash hand basin and twin grip panelled bath with part wall tiling, electric shower unit and extractor.

Council Tax

The council tax for the property is Sefton MBC band A.

Tenure

Leasehold for 99 years from 16 March 1984

Service Charge

We understand that Westbridge Facilities Management, manage the day to day running of the development and the service charge is payable in the region of £1320 per year.

Note

Please note that the property can not be sub let and that pets are not permitted.

Note

Please note this property is age restricted and all potential purchases much be 55 years or above.



First Floor



Floor plans are for illustration only and not to scale
Plan produced using PlanUp.



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.