






-  Purpose Built Apartment
-  Ground Floor Position
-  Two Bedrooms – One En-Suite

-  Fitted Kitchen-Dining Room
-  Allocated Parking
-  Ainsdale Village Position

**Price: £210,000** Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008





Constructed in 2006, Queen Charlotte Villas offers low maintenance living in a stylish development, conveniently placed for accessing the amenities of Ainsdale village.

Located to the ground floor, this well planned apartment briefly comprises: Hall, Living Room, fitted Kitchen/Dining Room with integrated appliances, main Bedroom with En-Suite Shower Room, second Bedroom and Bathroom.

The development is set in lawned communal gardens with an allocated parking bay, accessed via Village Row.

Located in the heart of the village, there is easy access to the shops, restaurants, bars and railway station. The dunes, pinewoods, nature reserve and beach offer magnificent walking and off road cycling opportunities.



## Ground Floor:

**Communal Entrance:** Intercom controlled entrance door to front

## Hall

**Living Room** - 4.88m into bay x 3.66m (16'0" x 12'0")

**Kitchen/Dining Room** - 4.17m overall x 3.38m (13'8" x 11'1")

**Bedroom 1** - 3.53m plus door recess x 3.51m (11'7" x 11'6")

## En-Suite Shower Room

**Bedroom 2** - 3.56m x 3.38m into wardrobes (11'8" x 11'1")

**Bathroom** - 2.59m x 1.93m (8'6" x 6'4")

**Outside:** The development stands in well maintained, lawned, communal gardens with established borders. An allocated parking space is located to the rear, accessed via Village Row.

**Council Tax:** Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band D

**Tenure:** Leasehold for the residue of a term of 999 years from 25th March 1926 subject to annual ground rent of £150.

**Service Charge:** The current service charge amounts to £2,072.76 per annum to include buildings insurance, lift maintenance, upkeep of the communal areas and gardens.

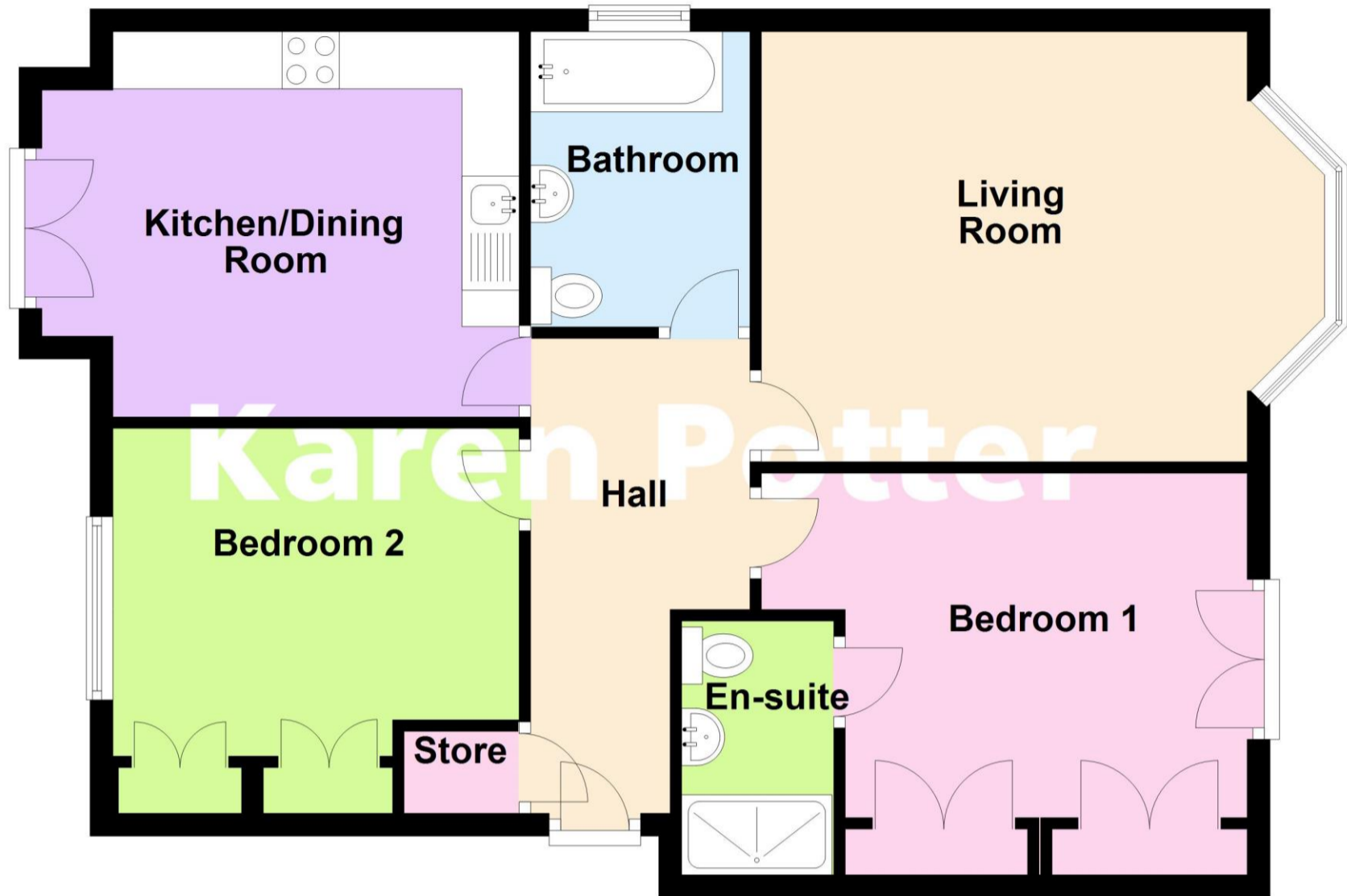
**NB:** We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

© 2023 All Rights Reserved



## Ground Floor

Approx. 71.9 sq. metres (773.6 sq. feet)



Total area: approx. 71.9 sq. metres (773.6 sq. feet)

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	77
(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		
<b>England &amp; Wales</b>	EU Directive	

Karen Potter Estate Agents confirm 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 as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



5 Hill Street, Southport

PR9 0NW

01704 500 008

www.karenpotter.co.uk