



-  Purpose Built Retirement Apartment
-  Located to the Ground Floor
-  Overlooking Gardens at the Front

-  Fitted Double Bedroom
-  Modern Kitchen & Shower Room
-  No Chain

Price: £65,000 Subject to Contract

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





A beautifully presented purpose built retirement apartment located to the ground floor and having the benefit of an aspect to the front of the development, overlooking established, well maintained gardens.

Available to residents over the age of 60, the apartment comprises Private Hall with large storage cupboard, front Living Room/Dining Room overlooking the front gardens, fitted Kitchen (with oven, hob, fridge, freezer etc), double Bedroom (also overlooking the gardens) with fitted and built in wardrobes and modern Shower Room. Upvc double glazing and electric heating is installed and there are 24 hour alarm call units within the apartment for emergencies. There is a Residents' Communal Lounge; Laundry; Library, Manager and Guest Suites (subject to additional cost).

Maplewood is located to the corner of Cambridge Avenue and Cambridge Road which leads to Hesketh Park and the many amenities of Churchtown Shopping Village.



Ground Floor:

Communal Entrance Hall and Residents' Lounge

Private Hall large storage cupboard with mirrored folding doors and entry phone system.

Front Living Room/Dining Room - 5.31m x 3.19m (17'5" x 10'5") with upvc double glazed window overlooking the front gardens and Cambridge Road.

Fitted Kitchen - 0.79m x 11m (2.08'6" x 36'1") with a modern range of fitments comprising base and wall units, integrated fridge and freezer, electric double oven, electric hob, cooker hood and shelf for a microwave.

Double Bedroom - 4.35m x 2.67m (14'3" x 8'9") with fitted wardrobe, built in wardrobe and fitted cupboard with drawers, upvc double glazed window overlooking the front gardens and Cambridge Road.

Shower Room - 2.11m x 2.03m (6'11" x 6'7") with white suite comprising shower cubicle with electric shower and seat, vanity unit with wash hand basin and low level wc.

Outside:

There are communal gardens adjoining the development which are a particular feature of the property, planned with established lawns, borders, trees and shrubs together with various sitting areas. To the rear of the development there is a residents car park. This apartment has a lovely view over the front gardens and beyond to Cambridge Road.

Tenure:

Leasehold for the residue of a term of 125 years from 1st January 1980 subject to an annual ground rent of £60.

Service Charge:

There is a service charge amounting to £245.38 per month (£2,944.56 per annum) as a contribution towards building insurance; garden maintenance; window cleaning; use of communal laundry facilities; communal heating and lighting; lift maintenance; house manager and sinking fund etc. Please note, pets and sub-letting are not permitted.

Council Tax:

Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band B.

NB:

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

Mobile Phone Signal:

Check signal strengths here:
<https://www.signalchecker.co.uk/>

Broadband:

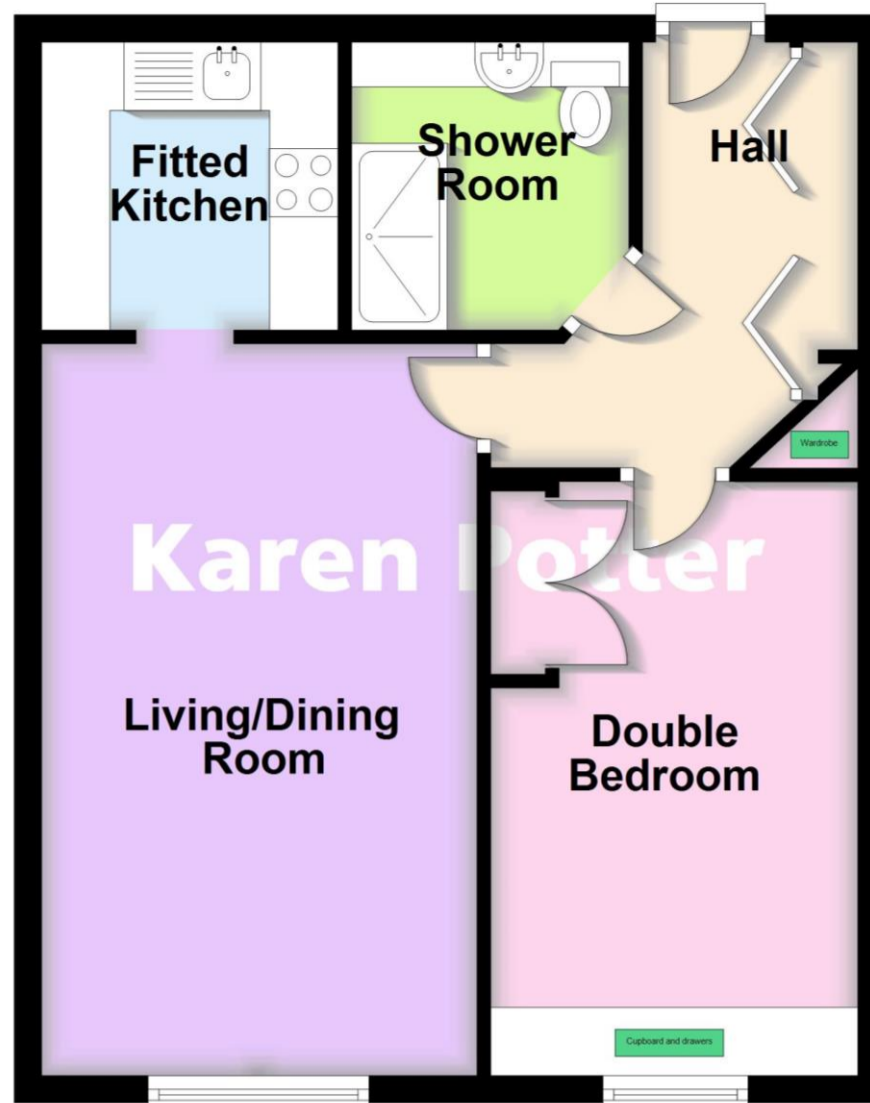
Check the availability here:
<https://labs.thinkbroadband.com/local/index.php>

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Ground Floor

Approx. 44.8 sq. metres (482.6 sq. feet)



Total area: approx. 44.8 sq. metres (482.6 sq. feet)

| Energy Efficiency Rating | | Current | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 75 |
| (55-68) | D | | |
| (39-54) | E | 54 | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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.



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